

Courtesy Of Billy Assaf Of RE/MAX River City

# \$399,900 - 101 10855 Saskatchewan Drive, Edmonton

MLS® #E4414423

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,987 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Executive 2 storey condo on Saskatchewan Drive with a view. This nearly 2000 sqft condo offers 3 bedrooms and 2 full bath. Main floor offers tons of natural light and a very unique layout. Large living room with 3 sided fireplace, a flex area perfect for additional seating/entertaining and doors leading out to the patio. Kitchen features stainless steel appliances, beautiful white cabinets, pantry and large dining/nook area with another door leading out to the patio. 3 piece bath and laundry complete the main level. Spiral staircase leads you to 3 large bedrooms and loft space. Primary bedroom can accommodate king size bed, walk-in closet and 4-piece ensuite with jacuzzi tub and separate shower. Entrance to the unit from both the main level and second level, with elevator access to both. Open to below offering lots of windows. Location can't be beat, steps to the river valley, minutes from the U of A, downtown and trendy restaurants and shopping. Secured underground parking with storage included.

Built in 1999

## Essential Information

MLS® # E4414423

Price \$399,900



|                |                       |
|----------------|-----------------------|
| Bedrooms       | 3                     |
| Bathrooms      | 2.00                  |
| Full Baths     | 2                     |
| Square Footage | 1,987                 |
| Acres          | 0.00                  |
| Year Built     | 1999                  |
| Type           | Condo / Townhouse     |
| Sub-Type       | Apartment High Rise   |
| Style          | Multi Level Apartment |
| Status         | Active                |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 101 10855 Saskatchewan Drive |
| Area        | Edmonton                     |
| Subdivision | Garneau                      |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6E 6T6                      |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vaulted Ceiling |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | In Floor Heat System, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Double Sided   |
| # of Stories      | 12   |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Back Lane, Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Stucco  |
| Foundation        | Slab  |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | November 22nd, 2024 |
| Days on Market | 147                 |
| Zoning         | Zone 15             |
| Condo Fee      | \$1,060             |

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Listing information last updated on April 18th, 2025 at 2:32pm MDT