

# **\$360,000 - 1505 10649 Saskatchewan Drive, Edmonton**

MLS® #E4446342

**\$360,000**

2 Bedroom, 2.00 Bathroom, 974 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Rare find! This property includes a TITLED INDOOR HANDICAP-ACCESSIBLE PARKING STALL adjacent to the elevator, as well as a TITLED STORAGE UNIT! Located on the 15th floor of Lord Strathcona Manor, this unit offers a northeast view overlooking the North Saskatchewan River on Saskatchewan Drive from one large balcony, and a sunny southwest view from the private second balcony! The entire building is designated NON-SMOKING, including common areas, and it's also PET-FRIENDLY! This home features hardwood floors, cherry kitchen cabinets, newer kitchen appliances, new bedroom carpet, and brand new paint throughout! The large primary bedroom has a newly renovated 4-piece ensuite as well as access to the private second balcony, while the second bedroom includes a walk-in closet. There's a fitness center on-site for your convenience and bike storage as well. With easy access to the University of Alberta, downtown Edmonton and the Alberta Legislature, and river valley parks and trails, the location is unsurpassed!



Built in 1999

## **Essential Information**

MLS® # E4446342

Price \$360,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	974
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	1505 10649 Saskatchewan Drive
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6S8

### Amenities

Amenities	Air Conditioner, Deck, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, See Remarks, Heat Exchanger, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Single Indoor, Underground, See Remarks

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	17
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
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Exterior Features	Park/Reserve, Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown, See Remarks
Roof	Tar & Gravel
Construction	Concrete, Brick
Foundation	Slab

### School Information

Elementary	Garneau School
Middle	McKernan School
High	Strathcona School

### Additional Information

Date Listed	July 5th, 2025
Days on Market	26
Zoning	Zone 15
Condo Fee	\$670

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