

# **\$273,999 - 706 10135 Saskatchewan Drive, Edmonton**

MLS® #E4430300

**\$273,999**

2 Bedroom, 1.50 Bathroom, 1,089 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Offering outstanding location with stunning views! This 2 bed 2 bath corner condo unit is upgraded throughout. Upon entry you are greeted with open concept living. The upgraded kitchen is complete with quartz countertops, working island, abundance of cabinets and stainless appliances. Patio doors lead to a spacious balcony that captures the beauty of the river valley and city skyline. The living & dining area are spacious and great for entertaining. Roomy primary bedroom offers custom built in closets plus 2 piece ensuite bathroom. The second bedroom is perfect for a home office or guest room. The main 4pc bath has been upgraded and in suite laundry completes the space. This unit comes with one underground titled parking spot. Upgrades to building include balcony doors and windows, exterior recently painted. Amenities include swimming pool, work out room + sauna. Close to the University of Alberta, Whyte Ave, Downtown, the beautiful river valley just steps outside. Everything is at your doorstep!

Built in 1973

## **Essential Information**

MLS® # E4430300

Price \$273,999

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,089                  |
| Acres          | 0.00                   |
| Year Built     | 1973                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 706 10135 Saskatchewan Drive |
| Area        | Edmonton                     |
| Subdivision | Strathcona                   |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6E 4Y9                      |

### Amenities

|           |   |
|-----------|---|
| Amenities | Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Pool-Indoor, Smart/Program. Thermostat, Sauna; Swirlpool; Steam, Secured Parking, Security Door |
| Parking   | Parkade   |
| Has Pool  | Yes   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 21  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|          |                         |
|----------|-------------------------|
| Exterior | Concrete, Brick, Stucco |
|----------|-------------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Golf Nearby, Park/Reserve, Public Transportation, River Nearby, View City, View Down |
| Roof              | Tar & Gravel   |
| Construction      | Concrete, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 11th, 2025 |
| Days on Market | 6                |
| Zoning         | Zone 15          |
| Condo Fee      | \$778            |



DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 17th, 2025 at 8:47pm MDT