

## \$400,000 - 1701 10649 Saskatchewan Drive, Edmonton

MLS® #E4449166

**\$400,000**

2 Bedroom, 2.00 Bathroom, 969 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Corner penthouse suite with panoramic views of the river valley and downtown skyline, perfect for professionals working at the U of A or downtown. Sunlight floods the space from south and west-facing windows, creating a warm, inviting atmosphere. Thoughtfully designed with two spacious bedrooms on opposite sides for added privacy. The south-facing primary offers a 4-piece ensuite, double closet, and private patio with storage room. The second bedroom features a walk-in closet, and full bath. The open-concept kitchen includes a breakfast bar and flows into a bright living area with a gas fireplace and access to a second large patio with gas BBQ hookup. In-suite laundry with storage, titled underground parking, and an on-site fitness room complete the package. A quiet, well-managed building with incredible potential in an unbeatable location with two patios!

Built in 1999

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449166  |
| Price          | \$400,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 969       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1999                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Apartment High Rise    |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1701 10649 Saskatchewan Drive |
| Area        | Edmonton                      |
| Subdivision | Strathcona                    |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6E 6S8                       |

### Amenities

|                |                                                                                                         |
|----------------|---------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Exercise Room, Parking-Visitor, Security Door, Sprinkler System-Fire, Storage-In-Suite |
| Parking Spaces | 1                                                                                                       |
| Parking        | Parkade, Stall                                                                                          |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Heat Pump, Natural Gas                                                                                     |
| Fireplace         | Yes                                                                                                        |
| Fireplaces        | Corner                                                                                                     |
| # of Stories      | 17                                                                                                         |
| Stories           | 1                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | None, No Basement                                                                                          |

### Exterior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                                                                                    |
| Exterior Features | Golf Nearby, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown, See Remarks |

|              |                    |
|--------------|--------------------|
| Roof         | EPDM Membrane      |
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 89              |
| Zoning         | Zone 15         |
| Condo Fee      | \$675           |

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Listing information last updated on October 20th, 2025 at 4:32am MDT