

# \$499,000 - 403 9929 Saskatchewan Drive, Edmonton

MLS® #E4431734

**\$499,000**

2 Bedroom, 2.00 Bathroom, 2,299 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Welcome to executive LIVING at 9929 Saskatchewan Drive – a truly one-of-a-kind 2200 SQFT condo offering unparalleled panoramic views of Downtown Edmonton and the River Valley, framed by the beauty of mature trees and lush greenery. This stunning 2 bed, 2 bath home features a sunroom, den, balcony, wet bar, and 2 titled underground parking stalls with storage unit, perfectly designed for luxurious comfort. Enjoy a modern white kitchen with quartz countertops and new stainless steel appliances, elegant marble tile and hardwood flooring, custom cedar built-ins, and a spacious Primary suite with walk-through closet and 5-piece en-suite. The expansive living and dining areas flow together into the sunroom, where the skyline and treetop views create an inspiring backdrop year-round. Amenities include a pool, jacuzzi, sauna, gym, games room, party room, and en-suite laundry, with all utilities included. Steps from Millcreek Ravine, River Valley trails, U of A, top restaurants and the Strathcona Farmer's Market!

Built in 1979

## Essential Information

MLS® # E4431734

Price \$499,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	2,299
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### Community Information

Address	403 9929 Saskatchewan Drive
Area	Edmonton
Subdivision	Strathcona
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 5J9

### Amenities

Amenities	Exercise Room, Intercom, Parking-Visitor, Party Room, Pool-Indoor, Sauna; Swirlpool; Steam
Parking	Double Indoor, Heated, Underground
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Stucco
Exterior Features	Landscaped, Public Swimming Pool, Public Transportation, Private Park

	Access
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	38
Zoning	Zone 15
Condo Fee	\$1,928

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 May 25th, 2025 at 5:17pm MDT