

# **\$1,350,000 - 1402 10731 Saskatchewan Drive, Edmonton**

MLS® #E4440820

**\$1,350,000**

2 Bedroom, 2.00 Bathroom, 2,388 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Experience the epitome of urban living in this RARE and outstanding double unit offering sweeping views in all directions and a postcard of Downtown. This property boasts an array of exceptional features designed to elevate your view and enhance your lifestyle. Delivering a home in the sky with 2,388 sq.ft the thoughtfully designed space is curated for all your needs. Elegant + durable engineered hardwood flooring throughout the unit, Gas Fireplace, Air Conditioning, NG BBQ Hookup located on one of the 4 balconies. Primary includes an enormous walk-in closet + 4 piece ensuite. Additional bedroom with murphy bed situated privately at the opposite end of the unit with a convenient 3-piece bathroom. Expansive living room to watch the seasons change, TV space, formal dining and private Den. The spacious eat in kitchen is tucked away with south views and a huge storage room / back entry for true lifestyle ease. Features - 3 Assigned Parking Stalls, Storage Cage, Carwash, Social Room, Gym, + Guest Suite.

Built in 1990

## **Essential Information**

MLS® # E4440820

Price \$1,350,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,388                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1402 10731 Saskatchewan Drive |
| Area        | Edmonton                      |
| Subdivision | Garneau                       |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6E 1H6                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Closet Organizers, Guest Suite, Parking-Visitor, Secured Parking, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 3  |
| Parking        | Heated, Parkade, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, TV Wall Mount |
| Heating           | See Remarks, Electric  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel   |
| # of Stories      | 19   |
| Stories           | 1  |
| Has Basement      | Yes  |

Basement                      None, No Basement

**Exterior**

Exterior                      Concrete, Stucco

Exterior Features      Golf Nearby, River Valley View, River View, Shopping Nearby, View Downtown

Roof                          Tar & Gravel

Construction              Concrete, Stucco

Foundation                Concrete Perimeter

**Additional Information**

Date Listed                June 6th, 2025

Days on Market          39

Zoning                      Zone 15

Condo Fee                 \$2,300

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Listing information last updated on July 15th, 2025 at 12:17am MDT