

# **\$399,900 - 101 10855 Saskatchewan Drive, Edmonton**

MLS® #E4414423

**\$399,900**

3 Bedroom, 2.00 Bathroom, 1,987 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Executive 2 storey condo on Saskatchewan Drive with a view. This nearly 2000 sqft condo offers 3 bedrooms and 2 full bath. Main floor offers tons of natural light and a very unique layout. Large living room with 3 sided fireplace, a flex area perfect for additional seating/entertaining and doors leading out to the patio. Kitchen features stainless steel appliances, beautiful white cabinets, pantry and large dining/nook area with another door leading out to the patio. 3 piece bath and laundry complete the main level. Spiral staircase leads you to 3 large bedrooms and loft space. Primary bedroom can accommodate king size bed, walk-in closet and 4-piece ensuite with jacuzzi tub and separate shower. Entrance to the unit from both the main level and second level, with elevator access to both. Open to below offering lots of windows. Location can't be beat, steps to the river valley, minutes from the U of A, downtown and trendy restaurants and shopping. Secured underground parking with storage included.

Built in 1999

## **Essential Information**

MLS® #	E4414423
Price	\$399,900



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,987
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Multi Level Apartment
Status	Active

### Community Information

Address	101 10855 Saskatchewan Drive
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 6T6

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, Vaulted Ceiling
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	In Floor Heat System, Natural Gas
Fireplace	Yes
Fireplaces	Double Sided
# of Stories	12
Stories	2
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Back Lane, Golf Nearby, Public Transportation, Schools, Shopping Nearby, View City, View Downtown
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Slab

### Additional Information

Date Listed	November 22nd, 2024
Days on Market	148
Zoning	Zone 15
Condo Fee	\$1,060

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