# \$270,000 - 10809 Saskatchewan Drive, Edmonton

MLS® #E4435328

#### \$270,000

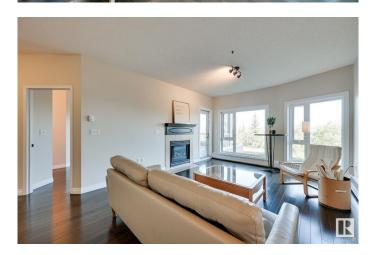
2 Bedroom, 1.00 Bathroom, 893 sqft Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

SPECTACULAR LOCATION with RIVER VALLEY & DOWNTOWN VIEWS. Welcome to The Rutherford, a well-maintained complex nestled along Saskatchewan Dr. This spacious unit boasts 2 bdrms (or bdrm + den) & renovations such as hardwood flooring, newer cabinets, granite counters (kitchen & bathrm) & updated hardware. Open concept living area boasts fireplace & oversized windows w/ stunning views. Spacious primary bdrm has walk-in closet, built-in vanity & 4pc ensuite. Den (or 2nd bdrm by code) for additional living space too. Plus a massive patio to enjoy Edmonton's River Valley. Additional features include in-suite laundry & large storage room in unit. Building updates include envelope improvements such as newer windows & balconies. Secure/heated underground parking plus assigned storage cage! Quiet 18+ building. Close proximity to UofA. Enjoy accessible restaurants along 109th St & Whyte Ave. Drop down into the River Valley via bike or walking trails. Plus easy access to Downtown amenities. Quick possession available!







Built in 1994

#### **Essential Information**

MLS® # E4435328 Price \$270,000 Bedrooms 2

Bathrooms 1.00

Full Baths 1

Square Footage 893

Acres 0.00

Year Built 1994

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 10809 Saskatchewan Drive

Area Edmonton

Subdivision Garneau

City Edmonton

County ALBERTA

Province AB

Postal Code T6E 4S5

#### **Amenities**

Amenities Deck, Parking-Visitor

Parking Spaces 1

Parking Heated, Parkade

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,

Stove-Electric, See Remarks

Heating Baseboard, Water

# of Stories 5

Stories 5

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl

Exterior Features Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Playground Nearby,

Public Transportation, Ravine View, River Valley View, Schools,

Shopping Nearby, View Downtown

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed May 8th, 2025

Days on Market 39

Zoning Zone 15

Condo Fee \$687

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