

# **\$948,800 - 1701 10731 Saskatchewan Drive, Edmonton**

MLS® #E4421478

**\$948,800**

3 Bedroom, 2.00 Bathroom, 1,830 sqft  
Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

SPECTACULAR UNOBSTRUCTED 270 degree RIVER VALLEY, DOWNTOWN SKYLINE & CITY VIEWS from this 1830 sq.ft. HALF FLOOR EXECUTIVE UPGRADED suite in RIVERWIND located on Saskatchewan Dr. in the heart of Strathcona, steps to the walking/biking trails, Whyte Ave & quick access to the U of A & Downtown. TWO UNDERGROUND PARKING, AIR CONDITIONED, FLOOR TO CEILING WINDOWS with vision wall (4 pane) windows with north, west & south exposures with 3 BEDROOMS, 2 BATHROOMS & 2 LARGE BALCONIES to enjoy the gorgeous river valley & city views. Renovated kitchen with ample cabinetry, granite countertops, picture window above the sink, breakfast bar island & eat in area. Electric fireplace in the family room. Gas BBQ included & extra storage locker in the parkade. Riverwind is an energy efficient well managed building with a fitness room, games room, party room, guest suite, exceptional on-site manager! A great opportunity for a one-of-a kind unit with the unobstructed views, 2 parking & A/C. A beautiful community to call home.

Built in 1990

## **Essential Information**

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|                |                        |
|----------------|------------------------|
| Price          | \$948,800              |
| Bedrooms       | 3                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,830                  |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1701 10731 Saskatchewan Drive |
| Area        | Edmonton                      |
| Subdivision | Garneau                       |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6E 6H1                       |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Exercise Room, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2  |
| Parking        | Double Indoor, Underground   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks |
| Heating           | See Remarks, Electric   |
| Fireplace         | Yes   |
| Fireplaces        | Wall Mount  |
| # of Stories      | 19  |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Stucco  |
| Exterior Features | Golf Nearby, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown, See Remarks |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Stucco  |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 13th, 2025 |
| Days on Market | 76                  |
| Zoning         | Zone 15             |
| Condo Fee      | \$1,797             |

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Listing information last updated on April 30th, 2025 at 9:47am MDT