

# **\$749,800 - 503 10035 Saskatchewan Drive, Edmonton**

MLS® #E4433924

**\$749,800**

2 Bedroom, 2.00 Bathroom, 1,296 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

**SPECTACULAR RIVER VALLEY & PANORAMIC DOWNTOWN VIEWS** from this 1296 sq.ft. 2 bedroom 2 bathroom condo in **ONE RIVER PARK**, one of Edmonton's most luxurious & prestigious buildings located on Saskatchewan Dr. This gorgeous condo features 9' ceilings with an open concept, a gourmet kitchen with a large island, stainless steel appliances including a gas cook top, built-in oven, fridge, microwave, dishwasher, spacious dining area, gas fireplace, granite countertops throughout, central A/C, Central Vac. Laundry room with extra storage. Great views from every room. Private balcony with gorgeous views to enjoy your morning coffee & your dinner & a gas BBQ outlet. The building amenities include 24/7 video security, guest suite, exercise room, & an On-Site **CONCIERGE**. **TWO UNDERGROUND TITLED PARKING STALLS #69 & #70 & Titled Storage #134**. One River Park is a very well managed building in a very convenient location close to Whyte Avenue & all it's amenities, the U of A & Downtown.

Built in 2004

## **Essential Information**

MLS® # E4433924

Price \$749,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,296                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 503 10035 Saskatchewan Drive |
| Area        | Edmonton                     |
| Subdivision | Strathcona                   |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6E 4R4                      |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Ceiling 9 ft., Exercise Room, Guest Suite, Parking-Visitor, Secured Parking, Security Door, Storage-In-Suite, Storage-Locker Room, Concierge Service, Natural Gas BBQ Hookup |
| Parking Spaces | 2   |
| Parking        | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Vacuum System Attachments, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas   |
| Fireplace         | Yes  |
| Fireplaces        | Corner   |
| # of Stories      | 21   |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

**Exterior**

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

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 2             |
| Zoning         | Zone 15       |
| Condo Fee      | \$1,049       |

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 3rd, 2025 at 5:17am MDT