

## **\$270,000 - 202 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	202 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	4
Zoning	Zone 15
Condo Fee	\$687

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