

# **\$134,900 - 1705 10883 Saskatchewan Drive, Edmonton**

MLS® #E4438754

**\$134,900**

1 Bedroom, 0.50 Bathroom, 704 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

start your day with the beautiful morning looing at downtown buildings in this bright, Down town/ River Valley facing unit. Priced to sell, this is the perfect unit for students, young professionals, or investors looking to maximize their return. Located on the 17th Floor of one of the city's most iconic intersections, this one-bed, one-bath unit features a spacious living room, bedroom and dining area, with plenty of room to set up a home office or study space. Condo fees include all utilities, so no need to worry about those pesky water, heating or electricity bills. River-valley trails, restaurants, coffee shops, and abundant shopping are all at your doorstep. Steps from the U of A, LRT and bustling Whyte Ave neighborhood. The building amenities include exercise room, and outdoor garden with gazebo and BBQs. A secure building with 24/7 on-site management, bus stop is located right outside, giving easy access to downtown and the Southgate Mall. Act fast to get in on this fantastic unit

Built in 1968

## **Essential Information**

MLS® # E4438754

Price \$134,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 0.50                   |
| Half Baths     | 1                      |
| Square Footage | 704                    |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 1705 10883 Saskatchewan Drive |
| Area        | Edmonton                      |
| Subdivision | Garneau                       |
| City        | Edmonton                      |
| County      | ALBERTA                       |
| Province    | AB                            |
| Postal Code | T6E 4S6                       |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, Patio, Recreation Room/Centre, Social Rooms |
| Parking   | Stall  |

### Interior

|              |                              |
|--------------|------------------------------|
| Appliances   | Refrigerator, Stove-Electric |
| Heating      | Baseboard, Natural Gas       |
| # of Stories | 20                           |
| Stories      | 1                            |
| Has Basement | Yes                          |
| Basement     | None, No Basement            |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Composition   |
| Exterior Features | Playground Nearby, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View Downtown, Waterfront Property, See Remarks, Private Park Access |
| Roof              | Tar & Gravel  |
| Construction      | Concrete, Composition   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 37             |
| Zoning         | Zone 15        |
| Condo Fee      | \$598          |

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