

## **\$739,800 - 10035 Saskatchewan Drive, Edmonton**

MLS® #E4437169

**\$739,800**

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. Shows very well!

Built in 2004

### **Essential Information**

MLS® # E4437169

Price \$739,800



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	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 17th, 2025
Days on Market	30
Zoning	Zone 15
Condo Fee	\$1,049

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Listing information last updated on June 16th, 2025 at 10:02am MDT