

# **\$899,800 - 1701 10731 Saskatchewan Drive, Edmonton**

MLS® #E4438663

**\$899,800**

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 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. Riverwind is a wonderful COMMUNITY, it is PET FRIENDLY & has an EXCEPTIONAL ON-SITE MANAGER that lives on-site. 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 views. Renovated kitchen with ample cabinetry, granite counters, picture window above the sink, breakfast bar & eat-in area. Electric fireplace in the family room. Gas BBQ included & an extra storage locker in the parkade. Riverwind is a very well managed building with a fitness room, games room, party room, guest suite & visitor parking. A great opportunity for a one-of-a-kind unit with fabulous views!

Built in 1990

## **Essential Information**



MLS® #	E4438663
Price	\$899,800
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, Deck, Exercise Room, Guest Suite, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Secured Parking, Security Door, Storage-In-Suite, Workshop, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	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	May 26th, 2025
Days on Market	22
Zoning	Zone 15
Condo Fee	\$1,797

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