

## \$200,000 - 10809 Saskatchewan Drive, Edmonton

MLS® #E4432412

**\$200,000**

1 Bedroom, 1.00 Bathroom, 1,033 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

Welcome to The Rutherford! Located on Saskatchewan Drive is perfect for anyone looking for stunning views and in the heart of our city. This spacious ground floor corner unit is 1,033 sqft with plenty of windows and natural light. The unit offers a large bedroom includes a walk-in closet. A spacious living room that comes with a gas fireplace, excellent for those cozy nights. Also includes an in-suite laundry room with plenty of storage space. There are TWO private covered patios facing Edmonton downtown skyline. A perfect location to watch Canada Day fireworks show! The unit has a recently been renovated kitchen with plenty of cabinets and laminate flooring. Unit is steps from the elevators giving quick access to the secure underground parking. ETS bus stops are conveniently located just a block away from the building. Close to all amenities which includes the vibrant Whyte Avenue and walking distance to UofA.

Built in 1994

### Essential Information

MLS® #	E4432412
Price	\$200,000
Bedrooms	1
Bathrooms	1.00



Full Baths	1
Square Footage	1,033
Acres	0.00
Year Built	1994
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	10809 Saskatchewan Drive
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4S5

### Amenities

Amenities	No Animal Home, See Remarks
Parking	Heated, Stall, Underground

### Interior

Appliances	See Remarks
Heating	Hot Water, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Playground Nearby, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed April 24th, 2025

Days on Market 52

Zoning Zone 15

RE / Bank Owned Yes

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