

# **\$948,800 - 1701 10731 Saskatchewan Drive, Edmonton**

MLS® #E4421478

**\$948,800**

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 UPGRADED 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. 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 river valley & city views. Renovated kitchen with ample cabinetry, granite countertops, picture window above the sink, breakfast bar island & eat in area. Electric fireplace in the family room. Gas BBQ included & extra storage locker in the parkade. Riverwind is an energy efficient well managed building with a fitness room, games room, party room, guest suite, exceptional on-site manager! A great opportunity for a one-of-a kind unit with the unobstructed views, 2 parking & A/C. A beautiful community to call home.

Built in 1990

## **Essential Information**

MLS® #                      E4421478



Price	\$948,800
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, Exercise Room, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Workshop, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Double Indoor, 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	February 13th, 2025
Days on Market	81
Zoning	Zone 15
Condo Fee	\$1,797

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 5th, 2025 at 4:47pm MDT