

# **\$209,900 - 103 10809 Saskatchewan Drive, Edmonton**

MLS® #E4411302

**\$209,900**

1 Bedroom, 1.00 Bathroom, 1,033 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

**LOCATION! LOCATION! LOCATION!**

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 over 1,000sqft with plenty of windows and natural light. The unit offers TWO private covered patios facing Downtown, a great place to watch Canada Day fireworks show! The unit has a recently been renovated kitchen with plenty of cabinets and laminate flooring. The spacious living rm area offers plenty of windows looking toward Downtown, and has a gas fireplace. The large bedroom includes a walk-in closet. Unit is steps from the elevators giving quick access to the secure underground parking. Close to all amenities and walking distance to UofA.

Built in 1994

## **Essential Information**

MLS® #	E4411302
Price	\$209,900
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	103 10809 Saskatchewan Drive
Area	Edmonton
Subdivision	Garneau
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6E 4S5

### Amenities

Amenities	Detectors Smoke, No Animal Home, Parking-Visitor, Smart/Program. Thermostat, Secured Parking, Storage-In-Suite, Vinyl Windows
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, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	October 23rd, 2024
Days on Market	179
Zoning	Zone 15

RE / Bank Owned    Yes

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