



Edmonton 15 Strathcona

LP: \$229,900

#804 10135 SASKATCHEWAN DR NW

SP:



ACTIVE

Type:	Apartment High Rise	Listing ID#:	E4228214
Style:	Single Level Apartment	Bdrms Above:	1
Year Built:	1973	Bdrms Total:	1
Full Baths:	1	Basement:	None
Half Baths:	0	Bsmnt Dev:	No Basement
Tot A.G. SqFt:	728.94	Tot A.G. SqM:	67.72

Million dollar views for a fraction of a price! Perfect for professionals, students and down-sizers alike, this Saskatchewan drive condo is a must see. Located in the well managed Cranleigh Towers building with easy access to Whyte Avenue, downtown, and the U of A. This unit has been tastefully modernized, the kitchen features stainless-steel appliances, quartz counter tops and new cabinets. A fresh paint job creates a bright and inviting space in the main living area, ideal for anyone working from home. Complete with upgraded flooring and extra built in dining room cabinets. The upgraded 4 piece bathroom and large bedroom are complimented by a generous in-unit storage room, making condo living that much easier. Stay warm this winter with underground parking and designated secure bike storage room. The building also features many useful amenities with a pool, sauna, and even work out room. All utilities included!

Directions:

Virtual Tour: <https://vimeo.com/510813026> **Brochure:** <http://www.804-10135-SaskDr.com>

	1Pc	2Pc	3Pc	4Pc	5Pc	6Pc	Level	SqM	SqFt
Baths:	0	0	0	1	0	0	Main:		
Ensuite Baths:		0	0	0	0	0	Uppr:		
Finish Levels:	1						AbGd:		
Fireplace Y/N:							Lowr:		
Fireplace Type:							BlGd:		
Fireplace Fuel:							Total A.G.:	67.72	728.94
Parking:	Heated, Parkade, Single Indoor, Underground								
Garage Dim:				Prk Encl/Ttl:	1 / 1				

Living Room:	7.51x3.60	M	Primary Bedroom:	4.95x3.04	M
Dining Room:	2.75x2.75	M	Bedroom 2:		
Kitchen:	2.56x2.27	M	Bedroom 3:		
Family Room:			Bedroom 4:		
Den:					
Bonus Room:					

Flooring:	Ceramic Tile, Laminate Flooring	Foundation:	Concrete
Construction:	Concrete	Heating Type:	Hot Water
Roof:	Tar & Gravel	Heat Source:	Natural Gas
Exterior:	Concrete	Features:	Detectors Smoke, Exercise Room, Laundry-Coin-Op, No Smoking Home, Parking-Visitor, Pool-Indoor, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Storage-In-Suite
Site Influences:	Back Lane, Flat Site, Hillside, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown	Restrictions:	Pet Restrict/Board Approv
Goods Included:	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings		

Goods Excluded:

Warranty:

Elem School: King Edward **Jr. High School:** McKernan **Sr High School:** Strathcona

Condo Name:	Cranleigh Towers	Condo Fee Incl:	Amenities w/Condo, Electricity, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Professional Management,
Condo Fee:	\$444.25	HOA Fee:	
Floor Location:	Other	Floor Number:	8
Balcony/Terrace:	Yes	Unit Exposure:	N
		HOA Fee Incl:	

Total Lot M2:	19.57	Lot Shape:		Lot Dimen:	
Frontage:		Depth:		Zoning:	
Conform:		Conform Yr:		Front Expos:	North
Taxes:	\$1,771.87 2020			Local Improve:	