



**Edmonton 15 Strathcona**  
**#901 10149 SASKATCHEWAN DR**

**LP: \$209,900**

**SP:**



**ACTIVE**

**List ID #:** E4286484 **Type:** Apartment High Rise  
**DOM:** 0 **Style:** Single Level Apartment  
**Rms Abv Gd:** 5 **Year Blt:** 1981  
**Bedrms:** **Above:** 2 **Ttl:** 2 **Basement:** None  
**Baths:** 2 / 0 **Bsmt Dev:** No Basement  
**Total Flr (SF):** 860.90 **Total Flr (M):** 79.98

Enjoy a city skyline and river valley view from this two bedroom two bath condo! Located on Saskatchewan drive, this property is just across the road from the river valley with miles of bike paths and park trails. The University of Alberta is walking distance and downtown is minutes away by car, bike or public transit. This well designed home has two primary bedrooms, each with a full ensuite bath. The main living area is well located in the middle of the unit, with access to the balcony overlooking the river valley. You'll enjoy the updated kitchen with loads of storage and stainless steel appliances as well! This property features upgraded doors, trim and flooring and shows very well. Waters Edge has many amenities for your enjoyment as well, including a well equipped private gym and tennis and racquetball courts! Parking is located in the covered parkade. Immediate possession!

**Directions:**

**Virtual Tour:** <https://vimeo.com/697259113>

**Brochure:** <http://www.901-10149-saskdr.com>

	1Pc	2-pc	3-pc	4-pc	5-pc	6-pc	Poss:	IMMEDIATE	Level	Mtr2	SqFt
<b>Full Baths:</b>	0	0	0	0	0	0	<b>Occupancy:</b>	Vacant	<b>Main:</b>		
<b>Ensuite</b>		0	0	2	0	0			<b>Upper:</b>		
<b>Addl Rms:</b>	0	<b>Finished Lvl:</b>		1			<b>Garage Dim:</b>		<b>AbGd:</b>		
<b>Fpl:</b>		<b>Fpl Fuel:</b>					<b>Elem Schl:</b>	King Edward School	<b>Lowr:</b>		
<b>Fpl Type:</b>							<b>Jr High Schl:</b>	McKernan School	<b>BIGd:</b>		
<b>Parking:</b>	Parkade						<b>High Schl:</b>	Strathcona School	<b>Total A.G.</b>	79.98	860.90

<b>Living Rm:</b>	5.18x3.35	M	<b>Primary Bdrm:</b>	3.96x3.05	M
<b>Dining Rm:</b>	2.74x2.13	M	<b>Bedrm 2:</b>	3.35x2.74	M
<b>Kitchen:</b>	3.20x2.90	M	<b>Bedrm 3:</b>		
<b>Family Rm:</b>			<b>Bedrm 4:</b>		
<b>Den:</b>					
<b>Bonus Rm</b>					

**Flooring:** Ceramic Tile, Laminate Flooring **Foundation:** Concrete  
**Construct:** Concrete **Heat Type:** Hot Water  
**Roof:** Tar & Gravel **Heat Fuel:**  
**Exterior:** Concrete **Remodel:** See Remarks  
**Site Infl:** Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown, See Remarks **Amen/Features:** Exercise Room, Laundry-Same Floor, No Smoking Home, Tennis Courts, See Remarks

**Goods Incl:** Dishwasher-Built-In, Refrigerator, Stove-Electric, Window Coverings **Restrict:** Pet Restrict/Board Approv

**Warranty:**  
**Front Expos:** North **Goods Excl:**  
**Prop Class:** Condo **Condo/HOA:** **Condo:** \$655.00 **HOA:**  
**Condo Name:** Waters Edge Amenities w/Condo, Heat, Insur. for Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Water/Sewer  
**Prk Encl/TTL:** 1 / 1 /

<b>Lot Sq (M):</b>	40.11	<b>Lot Dimen:</b>	
<b>Frontage (M):</b>		<b>Lot Shape:</b>	
<b>Depth (M):</b>		<b>Zoning:</b>	
<b>Conform:</b>		<b>Front Expos:</b>	North
<b>Taxes:</b>	\$1,960.97 <b>Tax Yr:</b> 2021	<b>Local Improv:</b>	/Yr: