

## \$200,000 - 103 10809 Saskatchewan Drive, Edmonton

MLS® #E4432412

**\$200,000**

1 Bedroom, 1.00 Bathroom, 1,033 sqft

Condo / Townhouse on 0.00 Acres

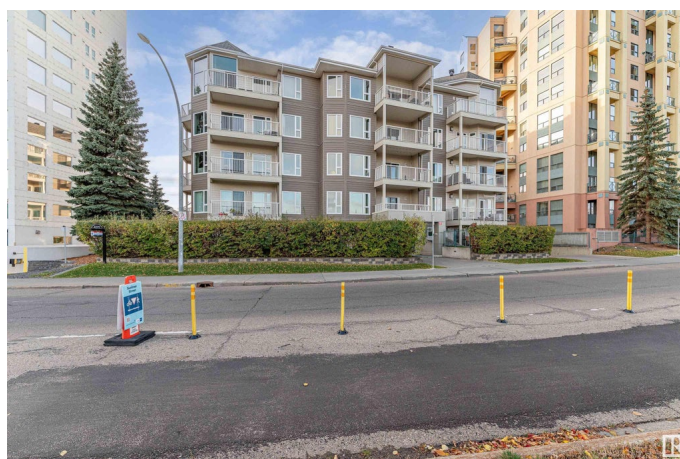
Garneau, Edmonton, AB

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 inâ€“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     | 103 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 18

Zoning Zone 15

RE / Bank Owned Yes

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Listing information last updated on May 12th, 2025 at 1:47pm MDT