

## **\$270,000 - 202 10809 Saskatchewan Drive, Edmonton**

MLS® #E4435328

**\$270,000**

2 Bedroom, 1.00 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

Garneau, Edmonton, AB

**SPECTACULAR LOCATION** with **RIVER VALLEY & DOWNTOWN VIEWS**. Welcome to The Rutherford, a well-maintained complex nestled along Saskatchewan Dr. This spacious unit boasts 2 bdrms (or bdrm + den) & renovations such as hardwood flooring, newer cabinets, granite counters (kitchen & bathrm) & updated hardware. Open concept living area boasts fireplace & oversized windows w/ stunning views. Spacious primary bdrm has walk-in closet, built-in vanity & 4pc ensuite. Den (or 2nd bdrm by code) for additional living space too. Plus a massive patio to enjoy Edmonton's River Valley. Additional features include in-suite laundry & large storage room in unit. Building updates include envelope improvements such as newer windows & balconies. Secure/heated underground parking plus assigned storage cage! Quiet 18+ building. Close proximity to UofA. Enjoy accessible restaurants along 109th St & Whyte Ave. Drop down into the River Valley via bike or walking trails. Plus easy access to Downtown amenities. Quick possession available!

Built in 1994

### **Essential Information**

MLS® #                      E4435328

Price                        \$270,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 893                    |
| Acres          | 0.00                   |
| Year Built     | 1994                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                              |
|-------------|------------------------------|
| Address     | 202 10809 Saskatchewan Drive |
| Area        | Edmonton                     |
| Subdivision | Garneau                      |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6E 4S5                      |

### **Amenities**

|                |                       |
|----------------|-----------------------|
| Amenities      | Deck, Parking-Visitor |
| Parking Spaces | 1                     |
| Parking        | Heated, Parkade       |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, See Remarks |
| Heating           | Baseboard, Water   |
| # of Stories      | 5  |
| Stories           | 5  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, River Valley View, Schools, |

|              |                                |
|--------------|--------------------------------|
|              | Shopping Nearby, View Downtown |
| Roof         | Asphalt Shingles               |
| Construction | Wood, Stone, Vinyl             |
| Foundation   | Concrete Perimeter             |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 32            |
| Zoning         | Zone 15       |
| Condo Fee      | \$687         |

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Listing information last updated on June 8th, 2025 at 9:47pm MDT