

# \$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 | 168                |
| Zoning         | Zone 15            |

RE / Bank Owned Yes

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 9th, 2025 at 2:17am MDT