

\$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

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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	3
Zoning	Zone 15
Condo Fee	\$687

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