

## \$265,000 - 212 10545 Saskatchewan Drive, Edmonton

MLS® #E4450806

**\$265,000**

2 Bedroom, 2.00 Bathroom, 961 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Breathtaking, unobstructed views of downtown and the River Valley from every room! This 2 bed, 2 bath condo in Waterford House offers unbeatable location—steps from the U of A, Whyte Ave, downtown, golf, shopping & river trails. The spacious living room leads to a large private deck where BBQs are welcome—perfect for relaxing or entertaining with a view. The primary suite features a walk-through closet & full 4-piece ensuite, while the second bedroom is adjacent to another full bath. Squeaky clean and move-in ready with in-suite laundry, heated underground parking, and a storage locker. Adult living building with excellent amenities including a fitness room, social room, and ample visitor parking. Whether you're enjoying quiet mornings or vibrant nights out, this is the lifestyle you've been looking for—clean, convenient, and absolutely scenic.

Built in 1984

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450806  |
| Price          | \$265,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 961       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1984                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 212 10545 Saskatchewan Drive |
| Area        | Edmonton                     |
| Subdivision | Strathcona                   |
| City        | Edmonton                     |
| County      | ALBERTA                      |
| Province    | AB                           |
| Postal Code | T6E 6C6                      |

### Amenities

|           |                                                                                                                                                  |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Storage-In-Suite, Storage-Locker Room |
| Parking   | Heated, Underground                                                                                                                              |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                             |
| # of Stories      | 3                                                                                  |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                     |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, River View, Shopping Nearby, View City |
| Roof              | Asphalt Shingles                                                                                 |
| Construction      | Wood, Stucco                                                                                     |
| Foundation        | Concrete Perimeter                                                                               |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 31st, 2025 |
| Days on Market | 2               |
| Zoning         | Zone 15         |
| Condo Fee      | \$444           |

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 August 2nd, 2025 at 3:02pm MDT