

# \$499,000 - 403 9929 Saskatchewan Drive, Edmonton

MLS® #E4449077

**\$499,000**

2 Bedroom, 2.00 Bathroom, 2,299 sqft

Condo / Townhouse on 0.00 Acres

Strathcona, Edmonton, AB

Welcome to executive LIVING at 9929 Saskatchewan Drive – a truly one-of-a-kind 2200 SQFT condo offering unparalleled panoramic views of Downtown Edmonton and the River Valley, framed by the beauty of mature trees and lush greenery. This stunning 2 bed, 2 bath home features a sunroom, den, balcony, wet bar, and 2 titled underground parking stalls with storage unit, perfectly designed for luxurious comfort. Enjoy a modern white kitchen with quartz countertops and new stainless steel appliances, elegant marble tile and hardwood flooring, custom cedar built-ins, and a spacious Primary suite with walk-through closet and 5-piece en-suite. The expansive living and dining areas flow together into the sunroom, where the skyline and treetop views create an inspiring backdrop year-round. Amenities include a pool, jacuzzi, sauna, gym, games room, party room, and en-suite laundry, with all utilities included. Steps from Millcreek Ravine, River Valley trails, U of A, top restaurants and the Strathcona Farmer's Market!

Built in 1979

## Essential Information

MLS® # E4449077

Price \$499,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,299                  |
| Acres          | 0.00                   |
| Year Built     | 1979                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Apartment High Rise    |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 403 9929 Saskatchewan Drive |
| Area        | Edmonton                    |
| Subdivision | Strathcona                  |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6E 5J9                     |

### Amenities

|           |                                                                                            |
|-----------|--------------------------------------------------------------------------------------------|
| Amenities | Exercise Room, Intercom, Parking-Visitor, Party Room, Pool-Indoor, Sauna; Swirlpool; Steam |
| Parking   | Double Indoor, Heated, Underground                                                         |
| Has Pool  | Yes                                                                                        |

### Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                             |
| # of Stories      | 21                                                                                 |
| Stories           | 1                                                                                  |
| Has Basement      | Yes                                                                                |
| Basement          | None, No Basement                                                                  |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Concrete, Stucco                                                      |
| Exterior Features | Landscaped, Public Swimming Pool, Public Transportation, Private Park |

|              |                    |
|--------------|--------------------|
|              | Access             |
| Roof         | Tar & Gravel       |
| Construction | Concrete, Stucco   |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 55              |
| Zoning         | Zone 15         |
| Condo Fee      | \$1,928         |

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 September 15th, 2025 at 7:47pm MDT