

## **\$2,198,000 - 9045 Saskatchewan Drive, Edmonton**

MLS® #E4437116

**\$2,198,000**

4 Bedroom, 3.50 Bathroom, 3,002 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

The Perfect Outstanding Prime Location 9045 Saskatchewan Drive !! Breathtaking Views of The Edmonton River Valley, Mayfair Golf Course and Hawrelak Park. This Best Address and Location, has park reserve nature surrounding. Walk to one of the top kindergarden - elementary schools in Alberta. 5 minute walk to University of Alberta & U of A Hospital, city center is only a few minutes commute, LRT very close, river valley paved pathway access to explore all of Edmonton. This Custom Built Modern Masterpiece Home promotes The Best Bright Natural Light, Upgraded 2 storey Living. A contemporary home featuring an open spiral staircase, expansive 20 foot height window wall provides interactive views of nature throughout. Entertain, live in luxury, either in the Chef Dream Kitchen, Expansive Great Room with designated formal living areas, or in the primary bedroom retreat w 6 piece ensuite, fireplace built ins wardrobe area, attached flex room retreat all having River Valley Views. Possible 1.94 % assumable mtg

Built in 1990

### **Essential Information**

MLS® #	E4437116
Price	\$2,198,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,002
Acres	0.00
Year Built	1990
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	9045 Saskatchewan Drive
Area	Edmonton
Subdivision	Windsor Park (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6G 2B2

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, No Animal Home, No Smoking Home, Sunroom, Vaulted Ceiling, See Remarks, Infill Property, 9 ft. Basement Ceiling
Parking Spaces	4
Parking	Double Garage Attached, Heated, Insulated, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garburator, Oven-Built-In, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

**Exterior**

Exterior	Wood, Stucco
Exterior Features	Back Lane, Corner Lot, Environmental Reserve, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, River View, Schools, See Remarks
Roof	Wood Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**School Information**

Elementary	Windsor Park
Middle	Mckernan
High	Strathcona

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	6
Zoning	Zone 15

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