# **\$1,999,000 - 10417 Saskatchewan Drive, Edmonton**

MLS® #E4418909

## \$1,999,000

4 Bedroom, 1.50 Bathroom, 3,070 sqft Single Family on 0.00 Acres

Strathcona, Edmonton, AB

Step into history and embrace modern sophistication. The George Durrand Residence (lot A 4972.8 sqft). This Municipal Historic Resource, built in 1913, is restored to the highest standards and is eligible for a maintenance grant every five years. This stately brick manor presents stunning woodwork, French doors, tall windows, multiple fireplaces, 3 bathrooms, a kitchen and expansive formal spaces. With a developed basement and enclosed sunrooms, it currently serves as eleven professional office spaces, ideal for professionals across diverse industries. Lane way access to freshly paved 14-stall parking lot, upgraded mechanical systems, underground sprinklers, historic lamp posts, Hunter Douglas blinds and beautifully landscaped grounds with landscape lighting. Offering River Valley and city views, this turnkey property is a blend of historic charm and modern convenience. A timeless masterpiece with endless possibilities! Additional development potential on rear lot B (4893.4 sqft)10416 - 87 Avenue NW.







Built in 1913

## **Essential Information**

MLS® # E4418909 Price \$1,999,000 Bedrooms 4

Bathrooms 1.50

Half Baths 3

Square Footage 3,070 Acres 0.00

Year Built 1913

Type Single Family

Sub-Type Detached Single Family

Style 2 and Half Storey

Status Active

# **Community Information**

Address 10417 Saskatchewan Drive

Area Edmonton
Subdivision Strathcona
City Edmonton
County ALBERTA

Province AB

Postal Code T6E 4R8

#### **Amenities**

Amenities Off Street Parking, Air Conditioner, Ceiling 9 ft., Deck, No Animal Home,

No Smoking Home, Parking-Extra, Parking-Visitor, Patio

Parking Spaces 14

Parking Over Sized, Parking Pad Cement/Paved, Rear Drive Access, See

Remarks

#### Interior

Appliances Window Coverings, See Remarks

Heating Forced Air-1, Hot Water, Natural Gas

Fireplace Yes

Fireplaces Mantel

Stories 4

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Brick, Vinyl

Exterior Features Back Lane, Commercial, Corner Lot, Fenced, Flat Site, Golf Nearby,

Landscaped, Private Setting, Public Transportation, Ravine View, River Valley View, Shopping Nearby, Subdividable Lot, View City, View

Downtown

Roof Asphalt Shingles

Construction Brick, Vinyl

Foundation Brick, Concrete Perimeter

## **Additional Information**

Date Listed January 22nd, 2025

Days on Market 284

Zoning Zone 15

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