

**Edmonton****Strathcona****LP:****\$264,400**

#1201 10135 SASKATCHEWAN DR NW

T6E 4Y9

SP:

**Listing ID #** E4508607**Building Type** Apartment High Rise**Style** Single Level Apartment**Year Built** 1973**Full Baths** 1**Half Baths** 1**Total Baths** 1.1**Tot Flr AG SqFt** 1,077.26**Sold Date****Bedrooms Above** 2**Bedrooms Total** 2**Basement** None**Basement Dev** No Basement**Tot Flr AG SqM** 100.08**ACTIVE****URL-Virtual Tour** **URL-Brochure**

Welcome to this charming, meticulously cared-for, bright 2 BDRM CORNER END-UNIT w/PRIVATE ENTRY! Newer patio doors lead to stunning north & south river valley and city views- the perfect place to enjoy your morning coffee or take in festive fireworks! An open remodelled kitchen features granite countertops & newer appliances, perfect for entertaining. Creating a convenient layout & flow, the 2 BDRMs (including a primary BDRM w/walk-in closet) & 1.5 baths are tucked away on the opposite side, providing a warm & homey feel. Deep closets & added storage at the entry provide great functionality. Enjoy IN-SUITE laundry PLUS bonus bldg laundry facilities! Well-run, maintained PET-FRIENDLY bldg offers great amenities incl. pool, sauna, gym, TITLED UNDERGROUND PARKING, secured entry & ON-SITE MANAGEMENT! NEW elevators, NEW boiler, NEW air circulation unit & NEW roof. Wow! All utilities included in condo fees. Unbeatable location close to Whyte Ave, U of A, downtown, city trails, cafes & markets. A MUST see!

Directions

Living Room	5.0x4.61	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.46x2.41	M	Bedroom 4	1	4	M	No	Main		
Kitchen	3.59x2.35	M		2	2	M	Yes	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	4.20x3.34	M		6				Tot Flr AG	100.08	1,077.26
Bedroom 2	3.75x3.18	M		7				# Finished	1	

Heat Source Natural Gas**Heat Type** Baseboard, Hot Water**Foundation** Concrete**Roof Type** Flat, Tar & Gravel**Exterior** Brick, Concrete**Flooring** Laminate Flooring**Features** On Street Parking, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Pool-Indoor, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Security Door, Security Personnel, Storage-In-Suite**Construction** Concrete**Basement** None / No Basement**Separate Ent****2nd Suite****Garage Suite****Garden Suite****Lot Shape****Lot Size SqM****Zoning****Tax Amount** \$2,032.87 / 2025**Conform Type****Conform Year****Goods Excl****Permit By Seller****Permit****Permit****Front Exposure** Northwest**F x D (m)** x**Goods Incl** Dishwasher-Built-In, Euro Washer/Dryer Combo, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Window Coverings**Warranty****Fireplace****FP Fuel****FP Type****HOA Y/N** No**HOA Fee/Schd** /**HOA Fee Incls****Site Features** Golf Nearby, Park/Reserve, Picnic Area, Shopping Nearby, View City, View Downtown**Parking** Parkade, Single Indoor, Stall, Underground**Road Access** Paved**Park Encl/Tot** /**Garage Dim****Condo Name** Cranleigh Towers**Condo Fee** \$801.78 **Fee Schedule** Monthly**Fee Includes** Amenities w/Condo, Electricity, Exterior Maintenance, Heat, Insur. for Common Areas, Janitorial Common Areas, Landscape/Snow Removal, Parking, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer**Floor Location** Other**#Floors in Build** 21**Balcony/Terrace** Yes**Titled Storage** No**Parking Type** Titled**Unit Exposure** NW**Floor#** 12**Elevator** Yes**Min Age**