

## \$2,500,000 - 10417 Saskatchewan Drive, Edmonton

MLS® #E4418909

**\$2,500,000**

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) with an additional development potential on rear lot B (4893.4 sqft) 10416 - 87 Avenue NW. 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 lampposts, 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!

Built in 1913

### Essential Information

MLS® # E4418909

Price \$2,500,000



|                |                        |
|----------------|------------------------|
| 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 | 88                 |
| Zoning         | Zone 15            |

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Listing information last updated on April 20th, 2025 at 1:47am MDT