

Wonderful Sixth Floor Suite in Lord Strathcona Manor!!

#605, 10649 Sask. Drive
Edmonton, Alberta
\$348,800



Located in South-Central Edmonton on Saskatchewan Drive close to River Valley Walking Trails, Kinsmen, University, Downtown, Walterdale Bridge, Legislature, Royal Glenora Club, Victoria Golf Club, Royal Mayfair Golf Club

#605 Suite Features and Upgrades:

- Immaculate Condition 6th Floor Corner Unit
- Newer Painting & Newer Flooring
- Newer Stainless-Steel Appliances
- In-Suite Laundry and Storage
- Two Bedrooms: one with walk-in closet; the other with full en suite!
- Heat Pump with Air Conditioning
- TWO Exterior Balconies (Total: NE, E, SE, S, & SW Exposures!)
- Very Good Views of City, Downtown, & River Valley
- Seller says "Very Good Neighbours!" 😊

LORD STRATHCONA MANOR Offers a Wide Array of Building Amenities:

- Secure Front Entrance Door
- Resident Building Maintenance Manager
- Two Quality Passenger Elevators
- Exercise Room & Social Room
- Bike Storage Room & Car Wash
- Underground (x 2) & Visitor Parking (Front & Back)

*** TO VIEW MY
VIRTUAL TOUR
VIDEO & 3-D
MATTERPORT:
KellyGrant.ca!**



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ELEGANT CORNER RESIDENCE

IMMACULATE CONDITION 6th FLOOR CORNER SUITE IN LORD STRATHCONA MANOR! Features & Upgrades: * Newer Painting & Flooring * Newer Stainless Steel Appliances * In-Suite Laundry & Storage * 2 BDRMs include a Walk-in Closet & 2 Full En Suite Baths * In-Suite Laundry & Storage * Heat Pump with Air Conditioning * TWO EXTERIOR BALCONIES -- Total NE through SW excellent wraparound views of City, ravine, River Valley, & Downtown. Lord Strathcona Manor offers a wide array of building amenities: * Secure Front Entrance Door * On-Site Maintenance Manager * Two Quality Passenger Elevators * Exercise Room * Social Room * Bicycle Storage Room * Car Wash * Underground (x 2 Stalls) * Visitor Parking (both front & back). South-Central Location on Saskatchewan Drive by River Valley Walking Trails, Kinsmen, University, Downtown, Walterdale Bridge, Restaurants, Retail, Legislature, Royal Glenora Club, Victoria Golf Course, & The Royal Mayfair Golf Club. Seller says "Very Good Neighbours" :) -- End of January Possession!

10649 SASKATCHEWAN DR NW #605, EDMONTON, AB T6E 6S8

**LIST PRICE:
\$348,800**



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VIRTUAL TOUR VIDEO: KellyGrant.ca

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**#605, 10649 Sask. Drive NW, Edm., AB***** LIST PRICE: \$348,800**

Area:	South-Central Edmonton	Bathrooms:	2 = 3 pc. (A) + 4 pc. ES (A)
Neighbourhood:	Strathcona	Living Room:	3.8 m x 3.4 m (A)
Zone:	15	Kitchen:	3.7 m x 3.1 m (A)
Style:	Single Level Apartment Condo	Dinette:	3.4 m x 2.3 m (A)
Total RMS Area:	956 sq. ft. (A)	Primary Bedroom:	4.7 m x 3.9 m (A)
Condo Name:	Lord Strathcona Manor	Bedroom #2:	3.8 m x 3.3 m (A)
Year Built:	1999	Laundry Room:	1.4 m x 1.4 m (A)
Property Taxes:	\$3047.27 (2025)	BDRM #2 Closet:	2.0 m x 1.5 m (A)
Parking:	2 x U/G Stalls (ID #s: 79 & 80)	Balconies:	Two: (NE-E-SE) & (S-SW)
Exterior:	Brick, Composite	Condo Fee:	\$713 / month
Roof:	Tar & Gravel	(condo fee includes: heat, insurance, caretaker, landscaping / snow, mgmt., parking, reserve fund, amenities, exterior maintenance, & water / sewer)	
Heating:	Heat Pump (with A/C)	Unit Factor:	Total 121/10,000 (unit + 2 stalls)
Possession Date:	30-Jan-26	Property Manager:	Ayre & Oxford Inc.
Balcony Exposures:	Northeast, East, Southeast, South	PM Phone / www:	780-448-4984; ayreoxford.com
Legal Description:	Plan 0524877 Units 27, 154, & 155		
<u>Att. Goods Excl.:</u>	N/A		
<u>Goods Included:</u>	(1). Built-in Dishwasher; (2). Refrigerator; (3). Electric Stove; (4). Microwave Hoodfan; (5). Washer; (6). Dryer; (7). All Window Coverings; & (8). All Keys and Fobs		
<u>Goods Negotiable:</u>	(a). All Outdoor Patio Furniture; & (b). All Interior Furniture		

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* All advertised information is not guaranteed accurate - Buyer to verify.

Interior Room Layout Schematic for #605, 10649 Saskatchewan Drive NW, Edmonton, Alberta, Canada (Lord Strathcona Manor)



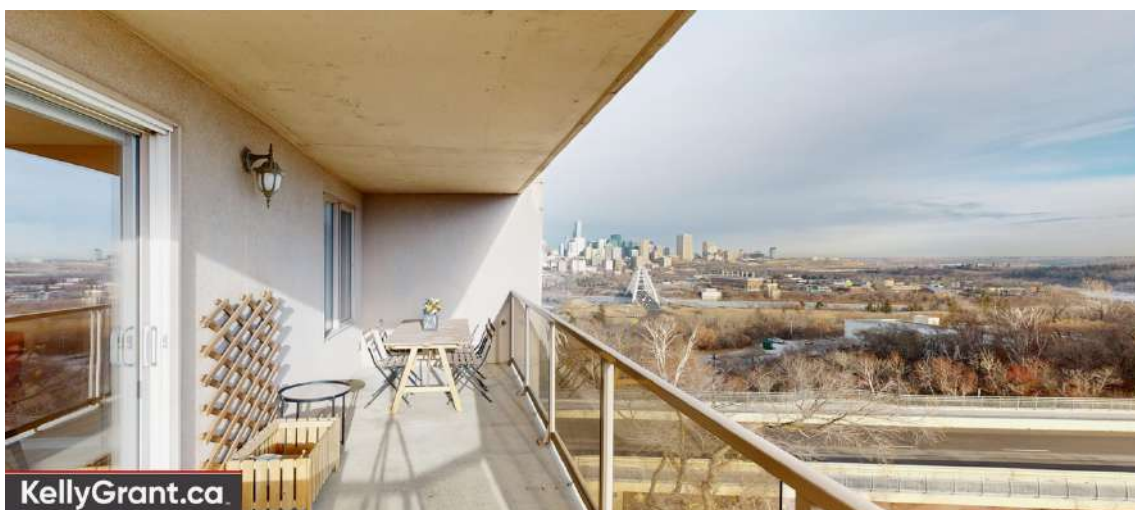
GROSS INTERNAL AREA
FLOOR 1: 956 sq ft
EXCLUDED AREAS; BALCONY: 196 sq ft
TOTAL: 956 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



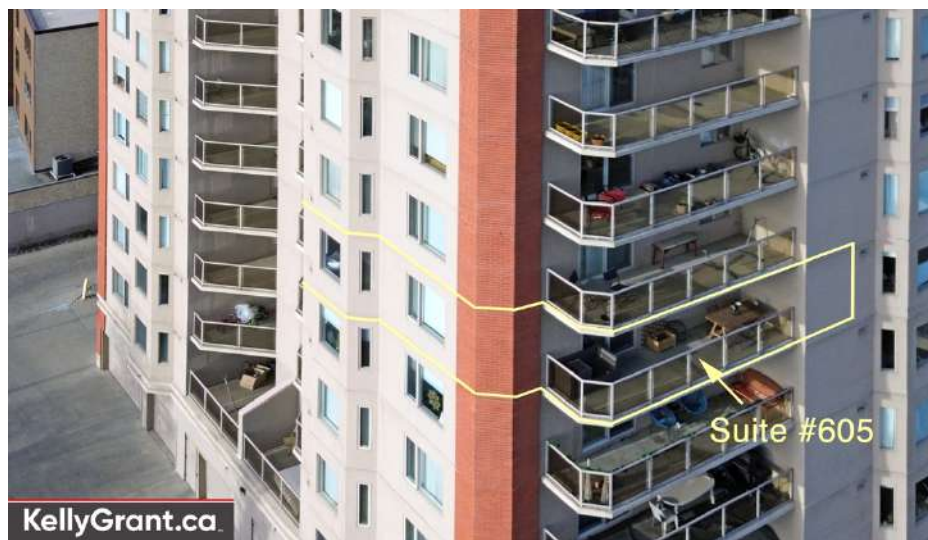
#605, 10649 Saskatchewan Drive NW, Edmonton, AB (Interior Suite Photos)



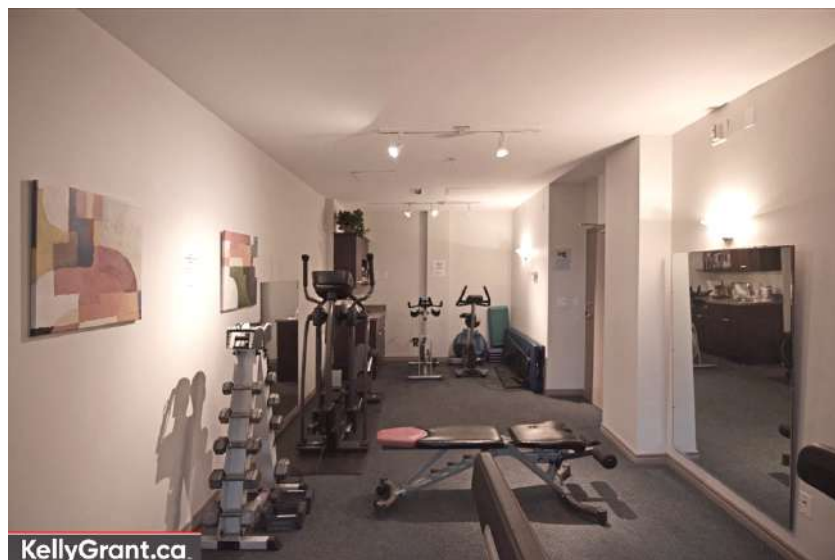
#605, 10649 Saskatchewan Drive NW, Edmonton, AB (Patio Deck #1 & City View Photos)



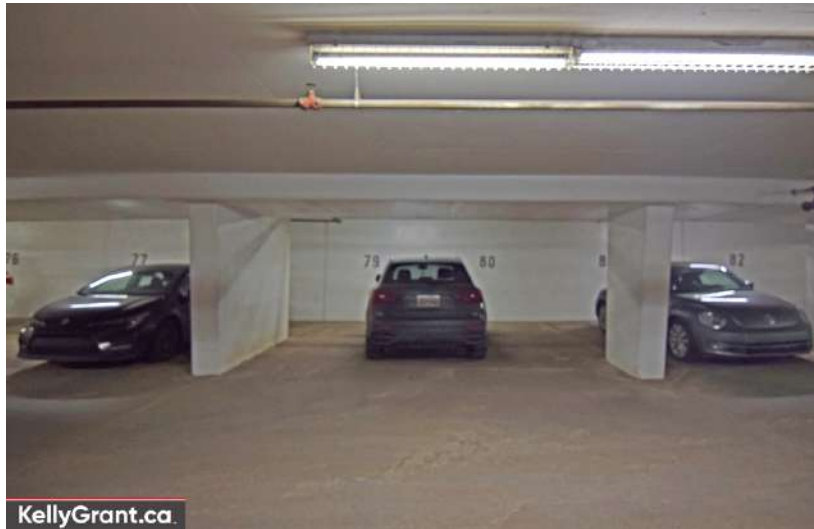
#605, 10649 Saskatchewan Drive NW, Edmonton, AB (Exterior Views of Patio Decks #1 and #2)



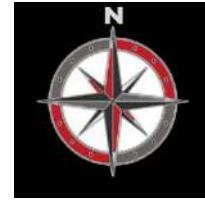
10649 Saskatchewan Drive NW, Edmonton, AB (Lord Strathcona Manor – Indoor Common Areas)



10649 Sask. Drive NW, Edmonton, AB (Lord Strathcona Manor – Parking, Outdoor Common Areas)



#605, 10649 Saskatchewan Drive NW, Edmonton, AB (Lord Strathcona Manor - Exterior Photos)



10649 Saskatchewan Drive NW, Edmonton, AB (Lord Strathcona Manor – Community Photos)



3D Schematic View of #605, 10649 Sask. Drive NW, Edmonton, AB (Lord Strathcona Manor)



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