

# **\$1,998,000 - 9045 Saskatchewan Drive, Edmonton**

MLS® #E4437116

**\$1,998,000**

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  | \$1,998,000 |



|                |                        |
|----------------|------------------------|
| 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 | 83             |
| Zoning         | Zone 15        |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 10:02am MDT