

# **\$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	191
Zoning	Zone 15

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