

# **\$1,999,000 - 10417 Saskatchewan Drive, Edmonton**

MLS® #E4418909

**\$1,999,000**

4 Bedroom, 1.50 Bathroom, 3,070 sqft

Single Family on 0.00 Acres

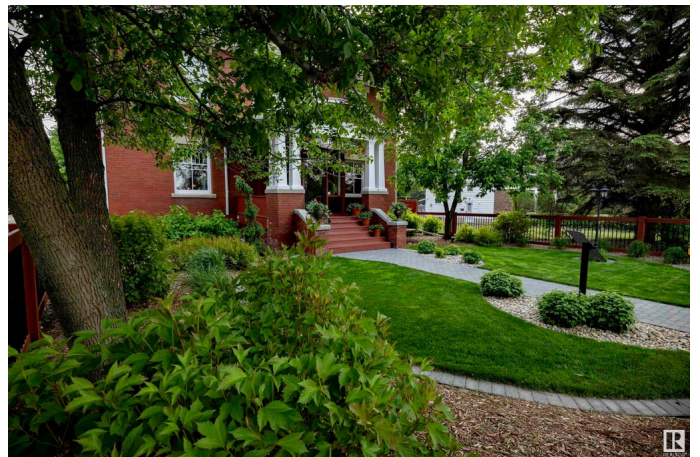
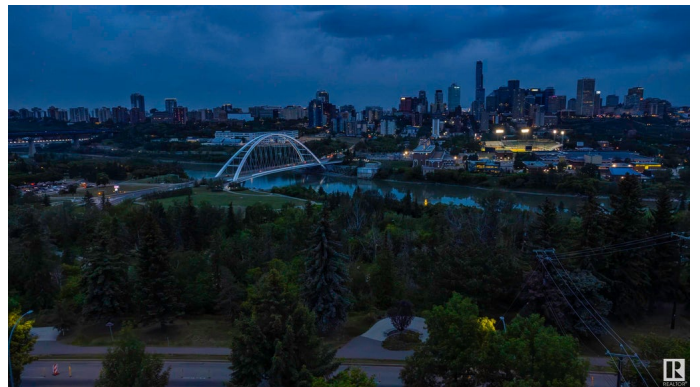
Strathcona, Edmonton, AB

Step into history and embrace modern sophistication. The George Durrand Residence (lot A 4972.8 sqft). 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 lamp posts, 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! Additional development potential on rear lot B (4893.4 sqft) 10416 - 87 Avenue NW.

Built in 1913

## **Essential Information**

|        |             |
|--------|-------------|
| MLS® # | E4418909    |
| Price  | \$1,999,000 |



|                |                        |
|----------------|------------------------|
| 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 | 283                |
| Zoning         | Zone 15            |

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Listing information last updated on November 1st, 2025 at 7:02pm MDT