

\$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 | 87 |
| Zoning | Zone 15 |

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Listing information last updated on April 19th, 2025 at 2:32am MDT