



## Edmonton Alberta

\$1,998,000

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 (id:6769)

Mud room 2.8 m X 3.3 m

Den 3 m X 2.75 m

Bedroom 4 4.6 m X 4.5 m

Living room 5.14 m X 5.88 m

Dining room 3.39 m X 4.33 m

Kitchen 5.46 m X 5.38 m

Family room 4.35 m X 4.9 m

Laundry room 2.3 m X 1.54 m

Primary Bedroom 5.87 m X 5.69 m

Bedroom 2 3.8 m X 3.6 m

Bedroom 3 4.1 m X 3.5 m

Bonus Room 4.7 m X 4.9 m

Listing Presented By:



Originally Listed by:  
Coldwell Banker Mountain Central

<http://www.juliansells.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net