

# \$1,525,000 - 11603 Saskatchewan Drive, Edmonton

MLS® #E4445305

**\$1,525,000**

9 Bedroom, 5.50 Bathroom, 3,623 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Investor Alert! Completely renovated 2-storey home with stunning curb appeal and unbeatable location on Saskatchewan Drive and near the University of Alberta. This rare property offers 3 fully self-contained living spaces—basement, main, and upper level—each with its own modern kitchen, laundry, and private entrance. With 5 bedrooms on the upper and basement levels and 4 on the main, it's perfect for maximizing rental income or housing multiple tenants. Enjoy strong demand from students and professionals alike, thanks to close proximity to campus, public transit, and downtown. The home features contemporary finishes throughout and sits on a beautiful tree-lined street with river valley views. A double detached garage adds extra value and rental potential. Whether you're house hacking, building your portfolio, or seeking a turn-key income property, this one delivers. High-demand location + flexible layout = smart investment!

Built in 1942

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4445305    |
| Price    | \$1,525,000 |
| Bedrooms | 9           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 5.50                   |
| Full Baths     | 5                      |
| Half Baths     | 1                      |
| Square Footage | 3,623                  |
| Acres          | 0.00                   |
| Year Built     | 1942                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 11603 Saskatchewan Drive |
| Area        | Edmonton                 |
| Subdivision | Windsor Park (Edmonton)  |
| City        | Edmonton                 |
| County      | ALBERTA                  |
| Province    | AB                       |
| Postal Code | T6G 2B5                  |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Parking-Extra, See Remarks |
| Parking Spaces | 7                          |
| Parking        | Double Garage Detached     |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| Fireplace         | Yes                                                                                         |
| Fireplaces        | Insert                                                                                      |
| Stories           | 3                                                                                           |
| Has Suite         | Yes                                                                                         |
| Has Basement      | Yes                                                                                         |
| Basement          | Full, Finished                                                                              |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |                                                                                                                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                                                                                                             |
| Construction      | Wood, Stucco                                                                                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                           |

**School Information**

|            |                     |
|------------|---------------------|
| Elementary | Windsor Park School |
| Middle     | McKernan School     |
| High       | Strathcona School   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 2nd, 2025 |
| Days on Market | 43             |
| Zoning         | Zone 15        |

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Listing information last updated on August 13th, 2025 at 9:47pm MDT