

# **\$1,550,000 - 226 Saskatchewan Drive, Edmonton**

MLS® #E4456238

**\$1,550,000**

7 Bedroom, 4.00 Bathroom, 2,962 sqft

Single Family on 0.00 Acres

Belgravia, Edmonton, AB

Nestled on prestigious Saskatchewan Dr in Belgravia, this estate residence offers 4,500+ sq. ft. of finished living space w/ stunning views & natural light throughout. The main floor impresses w/ soaring vaulted ceilings, open-concept living & dining areas, a kitchen w/ granite counters & built-in appliances, private office, & mudroom leading to a dbl attached garage. Upstairs, find 4 spacious bdrms, incl. a primary retreat w/ breathtaking views, ensuite, & large walk-in closet. The finished bsmt adds versatility w/ 3 addâ€™™ rooms for bdrms, gym, or flex space, plus rec room, full bath, & storage. Set on an estate-sized 8,250+ sq. ft. lot with/ 77â€™™ frontage, this home is surrounded by newer residences, offering both prestige & long-term comfort w/out the uncertainty of future infill. Beautifully landscaped yard completes this rare opportunity in one of Edmontonâ€™™s most coveted communities! Just seconds from the River Valley, bike lanes, & dog park, with quick access to UofA & UofA Hospital. Don't miss out!

Built in 2005

## **Essential Information**

MLS® # E4456238

Price \$1,550,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,962                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 226 Saskatchewan Drive |
| Area        | Edmonton               |
| Subdivision | Belgravia              |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6G 2W6                |

### Amenities

|           |                                                                                          |
|-----------|------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 9 ft., Patio, Sprinkler Sys-Underground, 9 ft. Basement Ceiling |
| Parking   | Double Garage Attached                                                                   |

### Interior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Freezer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Water Softener |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                 |
| Stories           | 3                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                                            |

### Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                       |
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, See Remarks |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

### **School Information**

|            |            |
|------------|------------|
| Elementary | Belgravia  |
| Middle     | McKernan   |
| High       | Strathcona |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 14                  |
| Zoning         | Zone 15             |

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Listing information last updated on September 19th, 2025 at 9:32am MDT