

## \$1,049,000 - 2 8343 Saskatchewan Drive, Edmonton

MLS® #E4447684

**\$1,049,000**

4 Bedroom, 3.50 Bathroom, 2,356 sqft

Single Family on 0.00 Acres

Windsor Park (Edmonton), Edmonton, AB

Walk to the University, the hospitals and the Jubilee, Hook up to the trails of the river valley, Hawrelak Park and the Mayfair GCC, and zip to your downtown office in only minutes from this beautifully constructed Lozen

Developments 2355 square foot 2.5 storey half duplex. Facing the river valley, features of this spacious 4 bedroom home include a 3rd storey loft with a wet bar, vaulted ceilings and access to a large west facing deck, a Spacious open main floor with 9'™ ceilings, contemporary engineered hardwood, a gourmet kitchen with black SS appliances, Quartz counters and cabinetry by Cucina Bella, the Living and dining rooms with an electric fireplace and built in desks, a 2nd level with the laundry, a 4-piece bath and 3 bedrooms, the master with a large 5-piece ensuite, and a Fully developed basement with a separate entrance, and a Fully landscaped and fenced yard with a covered deck and double detached garage. With immediate possession and this location it's a must to view!

Built in 2021

### Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4447684    |
| Price    | \$1,049,000 |
| Bedrooms | 4           |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 3.50              |
| Full Baths     | 3                 |
| Half Baths     | 1                 |
| Square Footage | 2,356             |
| Acres          | 0.00              |
| Year Built     | 2021              |
| Type           | Single Family     |
| Sub-Type       | Half Duplex       |
| Style          | 2 and Half Storey |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 2 8343 Saskatchewan Drive |
| Area        | Edmonton                  |
| Subdivision | Windsor Park (Edmonton)   |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6G 2A7                   |

### Amenities

|                |                                        |
|----------------|----------------------------------------|
| Amenities      | Air Conditioner, Deck, Infill Property |
| Parking Spaces | 4                                      |
| Parking        | Double Garage Detached                 |

### Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Washer, Window Coverings, Wine/Beverage Cooler, Stove-Induction |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                         |
| Fireplaces        | Remote Control                                                                                                                                                                              |
| Stories           | 4                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                                                              |

### Exterior

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

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                                                         |
| Construction      | Wood, Composition, Stucco                                                                                |
| Foundation        | Concrete Perimeter                                                                                       |

**School Information**

|            |                      |
|------------|----------------------|
| Elementary | Windsor Park         |
| Middle     | Mckernan             |
| High       | Strathcona Composite |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 115             |
| Zoning         | Zone 15         |

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Listing information last updated on November 3rd, 2025 at 7:02pm MST