

## **\$195,000 - 2061 Saddleback Road, Edmonton**

MLS® #E4440468

**\$195,000**

2 Bedroom, 1.00 Bathroom, 1,098 sqft  
Condo / Townhouse on 0.00 Acres

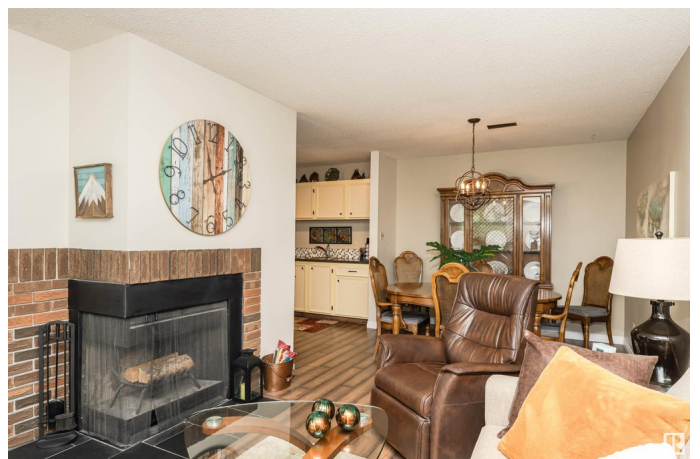
Skyrattler, Edmonton, AB

Spacious Bungalow Carriage Home in Southwest Edmonton. Includes 2 Bedrooms plus Den (could be converted to 3rd bdrm); Kitchen with walk-in pantry & built-in dishwasher; Living & Dining room with fireplace; Laundry area; Master bedroom with direct access to main bathroom; Deck with additional storage; & One assigned parking stall in front of home plus visitor parking. Home features one level living, in-suite laundry, den off front entrance, end unit w/extra window, upper floor with quiet view overlooking green area and corner wood-burning fireplace. Upgrades include high-efficiency furnace, hot water tank, laminate flooring & fixtures. Prof managed w/low condo fees. Enjoy the freedom from exterior maintenance including snow removal (including deck) & lawn care managed by the condo association. Pet-friendly, no age restrictions & well-managed. Live in quiet Skyrattler community w/ playground, ravine & walking trails. Close to LRT, YMCA, Century Pk, Shopping & Easy access to Southgate, U of A & Anthony Henday.

Built in 1978

### **Essential Information**

MLS® #	E4440468
Price	\$195,000



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,098
Acres	0.00
Year Built	1978
Type	Condo / Townhouse
Sub-Type	Carriage
Style	Bungalow
Status	Active

### **Community Information**

Address	2061 Saddleback Road
Area	Edmonton
Subdivision	Skyrattler
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4T4

### **Amenities**

Amenities	Deck, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Storage-In-Suite, Storage-Locker Room
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles

Construction Wood, Vinyl  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed June 5th, 2025  
Days on Market 2  
Zoning Zone 16  
Condo Fee \$376

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Listing information last updated on June 7th, 2025 at 2:02pm MDT