

## \$200,000 - 1913 Saddleback Road, Edmonton

MLS® #E4443392

**\$200,000**

2 Bedroom, 1.00 Bathroom, 1,043 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

AWESOME upper-level carriage bungalow condo unit @ Cottonwood Manor. Features 2 bedrooms (each w/WIC), large office w/dble french doors, 4 pc bath & in-suite laundry makes this an amazing opportunity for 1st time buyers/ investors/students. Tremendous location across from Blackmud Creek & Skyrattler Park. PLUS, close proximity to transit w/South Common Mall, YMCA, restaurants, entertainment & U of A just a short drive away. Quaint landscaping surrounds well-maintained complex. A few steps up to your balconied patio (w/storage room), you are greeted w/bright open living room w/corner wood fireplace. Adorable kitchen is complimented by classic white appliances, cabinetry w/chrome finishings, large pantry & dinette area. Owner's suite even has private access to 4pc bath. Your assigned parking space is right out front of unit for easy access w/additional visitor parking in complex. Newer HWT & furnace. Reasonable condo fees for maintenance free living. Stop Renting! Dive into ownership w/this affordable unit.

Built in 1982

### Essential Information

MLS® # E4443392

Price \$200,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,043             |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1913 Saddleback Road |
| Area        | Edmonton             |
| Subdivision | Skyrattler           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6J 5M9              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Detectors    Smoke,    Parking-Visitor,    Patio,    Storage-In-Suite, Storage-Locker Room, Television Connection, Vinyl Windows |
| Parking Spaces | 1  |
| Parking        | Stall  |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In,    Dryer,    Refrigerator,    Stove-Electric,    Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Double Sided, Tile Surround  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Hardie Board Siding                                  |
| Exterior Features | Back Lane, Golf Nearby, Landscaped, Not Fenced, Playground Nearby, |

|              |  |
|--------------|--|
|              | Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco, Hardie Board Siding                            |
| Foundation   | Concrete Perimeter   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 15              |
| Zoning         | Zone 16         |
| Condo Fee      | \$300           |

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Listing information last updated on July 5th, 2025 at 7:02pm MDT