

\$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 | 19 |
| Zoning | Zone 16 |
| Condo Fee | \$300 |

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Listing information last updated on July 9th, 2025 at 3:02pm MDT