

Courtesy Of Christy M Cantera Of Real Broker

\$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 30
Zoning Zone 16
Condo Fee \$300

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 20th, 2025 at 2:47pm MDT