

## \$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	28
Zoning	Zone 16
Condo Fee	\$300

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Listing information last updated on July 18th, 2025 at 12:47pm MDT