

## \$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 | 11             |
| Zoning         | Zone 16        |
| Condo Fee      | \$376          |

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Listing information last updated on June 16th, 2025 at 4:02am MDT