

## \$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	15
Zoning	Zone 16
Condo Fee	\$376

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 June 20th, 2025 at 5:02am MDT