

## \$219,000 - 2031 Saddleback Road, Edmonton

MLS® #E4428138

**\$219,000**

3 Bedroom, 1.00 Bathroom, 1,119 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Welcome to this beautifully maintained end-unit in the desirable southwest community of Skyrattler. Just a short walk to Century Park LRT, enjoy quick access to UofA, downtown, and Southgate Mall. Professionally managed with low condo fees, this bright main-floor unit features three large bedrooms with walk-in closets, a spacious living room, a generous dining area, and a private patio and cozy fireplace. The kitchen offers oak cabinetry, a glass-top stove, a dishwasher, and a walk-in pantry. Ample storage includes a crawl space the size of the unit and secure outdoor storage. Steps from schools, grocery stores, recreation centers, and scenic trails along Blackmud Creek, this home offers the perfect mix of convenience and nature.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428138  |
| Price          | \$219,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,119     |
| Acres          | 0.00      |
| Year Built     | 1978      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Carriage          |
| Style    | Bungalow          |
| Status   | Active            |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2031 Saddleback Road |
| Area        | Edmonton             |
| Subdivision | Skyrattler           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6J 4T4              |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | See Remarks |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Commercial, Landscaped, Park/Reserve, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 28th, 2025 |
| Days on Market | 34               |
| Zoning         | Zone 16          |
| Condo Fee      | \$383            |

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Listing information last updated on May 1st, 2025 at 6:47am MDT