

## \$195,000 - 2003 Saddleback Road, Edmonton

MLS® #E4441123

**\$195,000**

2 Bedroom, 1.00 Bathroom, 1,114 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

Quaint, elegant & affordable! Welcome to this beautifully maintained & thoughtfully updated 2-bedroom + den townhome, nestled in the neighbourhood of Skyrattler. This carriage style home offers an impressive amount of living space. All rooms have floor-to-ceiling windows that flood the home with natural light, creating an airy & inviting atmosphere throughout. Adding to the charm is a cozy wood burning fireplace in the heart of your home with a custom mantel. The spacious kitchen is perfect for everyday living, featuring generous counter space & a walk-in pantry for effortless organization. The large extra den could easily be converted into a third bedroom or keep it open & use it as a classic library or kids' play room. Both bedrooms have large walk in closets & the primary suite offers direct access to your renovated 4pc bath. Enjoy a coffee on the gorgeous front deck that overlooks mature trees & green space. Extra secure outdoor storage & option to rent an extra stall! Your next chapter starts here!

Built in 1978

### Essential Information

MLS® # E4441123

Price \$195,000

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 1,114             |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |
| Sub-Type       | Carriage          |
| Style          | Bungalow          |
| Status         | Active            |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2003 Saddleback Road |
| Area        | Edmonton             |
| Subdivision | Skyrattler           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5J 4T4              |

### **Amenities**

|           |   |
|-----------|---|
| Amenities | Off Street Parking, Closet Organizers, Deck, Hot Water Natural Gas, Parking-Visitor, Storage-Locker Room, Vinyl Windows |
| Parking   | Stall   |

### **Interior**

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Fireplace    | Yes  |
| Fireplaces   | Mantel, Tile Surround  |
| Stories      | 1  |
| Has Basement | Yes  |
| Basement     | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco, Vinyl   |
| Exterior Features | Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stucco, Vinyl |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 16             |
| Zoning         | Zone 16        |
| Condo Fee      | \$381          |

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 23rd, 2025 at 6:02pm MDT