

## \$209,000 - 1134 Saddleback Road, Edmonton

MLS® #E4431793

**\$209,000**

2 Bedroom, 1.00 Bathroom, 957 sqft

Condo / Townhouse on 0.00 Acres

Skyrattler, Edmonton, AB

FRESHLY PAINTED and ALL NEW FLOORING in Living/Dining/Kitchen/Pantry and Bedrooms. Welcome to Hunters Run on Saddleback Road. 2 bed 1 bath unit is ideal for ANY first time home buyer or a savvy investor. The unit is beautifully located close to a playground, and is on a bus route offering direct connectivity to Century Park. Amenities and shopping are close by. Access to Anthony Henday and QE2 is a breeze. A well managed and a very quiet complex is a bonus. The unit has had numerous upgrades in the last 2 years including granite countertops, newer Hot Water Tank, new flooring, fresh paint, new LED lights and ample storage in the pantry, as well as in the storage unit on the same floor.

Built in 1978

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4431793          |
| Price          | \$209,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 957               |
| Acres          | 0.00              |
| Year Built     | 1978              |
| Type           | Condo / Townhouse |



|          |          |
|----------|----------|
| Sub-Type | Carriage |
| Style    | Bungalow |
| Status   | Active   |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 1134 Saddleback Road |
| Area        | Edmonton             |
| Subdivision | Skyrattler           |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6J 4Z4              |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | No Smoking Home |
| Parking   | Stall           |

### Interior

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

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Airport Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 30               |
| Zoning         | Zone 16          |

Condo Fee                \$344

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