

## \$195,000 - 1134 Saddleback Road, Edmonton

MLS® #E4446152

**\$195,000**

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 and new LED lights. The corner pantry offers lots of space, and there's a separate storage unit on the same floor.

Built in 1978

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4446152  |
| Price          | \$195,000 |
| 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    | July 5th, 2025 |
| Days on Market | 29             |

|           |         |
|-----------|---------|
| Zoning    | Zone 16 |
| Condo Fee | \$350   |

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Listing information last updated on August 3rd, 2025 at 3:47pm MDT