

## \$379,900 - 22 215 Saddleback Road, Edmonton

MLS® #E4435749

**\$379,900**

2 Bedroom, 2.50 Bathroom, 1,089 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Stunning 2018-built townhouse, located in the peaceful and convenient Blue Quill community, offers 1089 sq. ft. of modern living space. Boasting a spacious open-concept main floor, this home includes a bright living room, a dining area, and a contemporary kitchen equipped with stainless steel appliances and plenty of cabinet storage. The home also includes upgraded lighting, plumbing, laminate flooring (except stairs), and a convenient laundry room on the upper floor. The upper level has two generous-sized bedrooms, including a king-sized master with a walk-in closet and 3-piece ensuite, and a second bedroom with a 4-piece ensuite. This home also offers a 2-piece powder room on the main level and an attached single-car garage(two small cars can park back to back). It's within walking distance of the Century Park LRT, transit, schools, shopping, and parks, with easy access to highways, and more.

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4435749  |
| Price      | \$379,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,089             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 22 215 Saddleback Road |
| Area        | Edmonton               |
| Subdivision | Blue Quill             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6J 5T6                |

### Amenities

|           |   |
|-----------|---|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, See Remarks |
| Parking   | Single Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Playground Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 39            |
| Zoning         | Zone 16       |
| Condo Fee      | \$205         |

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 17th, 2025 at 2:17pm MDT