

## \$385,000 - 22 215 Saddleback Road, Edmonton

MLS® #E4429294

**\$385,000**

2 Bedroom, 2.50 Bathroom, 1,089 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

This 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. Facing a park with ball diamonds and soccer fields, 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® #	E4429294
Price	\$385,000
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	April 5th, 2025
Days on Market	32
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 May 7th, 2025 at 3:32pm MDT