# \$249,900 - 640 Saddleback Road, Edmonton

MLS® #E4426004

## \$249,900

3 Bedroom, 3.00 Bathroom, 1,366 sqft Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to this spacious 3-bedroom plus 2 den townhome, perfect for a large family! With over 1300 sqft of living space, this home features two full washrooms and two half baths. Enjoy the luxury of two dining rooms, a spacious living room with a wood-burning fireplace, and access to the backyard, offering ample space for family gatherings. The large bedrooms are filled with natural light, creating a bright and airy atmosphere. Additional highlights include two parking stalls in front and a basement wet bar. Situated in the desirable Blue Quill neighborhood, this home is close to shopping, schools, amenities, and public transportationâ€"ideal for convenience and family living!



#### **Essential Information**

MLS® # E4426004 Price \$249,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 2

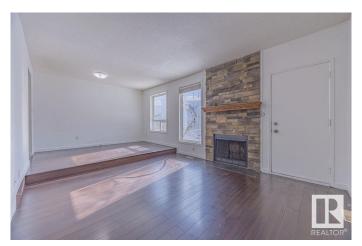
Square Footage 1,366

Acres 0.00

Year Built 1979







Type Condo / Townhouse

Sub-Type Townhouse

Style 2 Storey
Status Active

## **Community Information**

Address 640 Saddleback Road

Area Edmonton
Subdivision Blue Quill
City Edmonton
County ALBERTA

Province AB

Postal Code T6J 4Z3

#### **Amenities**

Amenities Storage-In-Suite

Parking Spaces 2
Parking Stall

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric,

Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Stone Facing

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Playground Nearby, Public Transportation, Schools

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 16th, 2025

Days on Market 45

Zoning Zone 16

Condo Fee \$354

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 April 29th, 2025 at 10:47pm MDT