

# \$395,000 - 22 215 Saddleback Road, Edmonton

MLS® #E4429294

**\$395,000**

2 Bedroom, 2.50 Bathroom, 1,089 sqft  
Condo / Townhouse on 0.00 Acres

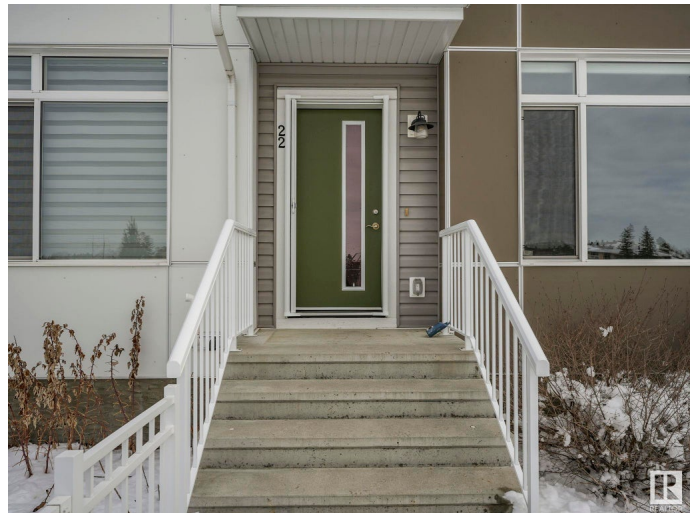
Blue Quill, Edmonton, AB

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     | \$395,000 |
| 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 | 10              |
| Zoning         | Zone 16         |
| Condo Fee      | \$205           |

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Listing information last updated on April 15th, 2025 at 9:02am MDT