

## \$400,000 - 51 215 Saddleback Road, Edmonton

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MLS® #E4431617

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,213 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

You can't beat the location of this stunning 2018 Landmark-built townhouse! Just a short walk to the LRT and nearby elementary schools, this end unit also backs directly onto beautiful Blue Quill Park, giving you a rare south-facing backyard view. Inside, you'll find a spacious, king-sized primary bedroom, two additional bedrooms upstairs, and a double attached garage. The upgraded kitchen features full-height cabinetry, a stylish backsplash, stainless steel appliances, and sleek quartz countertops. This home is immaculate and feels like new! The fully fenced front yard is ideal for pets, and the lawn maintenance is taken care of by the condo board—talk about easy living. Bonus: there's extra storage space in the basement, making this home the perfect mix of comfort, convenience, and value. \*\*some photos are virtually staged



Built in 2018

### Essential Information

MLS® #	E4431617
Price	\$400,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,213
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	51 215 Saddleback Road
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5T6

### Amenities

Amenities	Ceiling 9 ft., Hot Water Tankless, No Smoking Home, Parking-Visitor, Vinyl Windows, HRV System
Parking Spaces	2
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Sweetgrass Elementary
Middle	Vernon Barford
High	Harry Ainley

**Additional Information**

Date Listed	April 18th, 2025
Days on Market	12
Zoning	Zone 16
Condo Fee	\$244

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