

## \$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	14
Zoning	Zone 16
Condo Fee	\$205

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