

## **\$398,000 - 49 215 Saddleback Road, Edmonton**

MLS® #E4436671

**\$398,000**

2 Bedroom, 2.50 Bathroom, 1,086 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Beautiful 2 storey townhouse with excellent soundproofing, & attached garage in the heart of Blue Quill, featuring stylish vinyl plank flooring throughout & modern finishes. The open-concept main floor includes a bright living room that overlooks the front yard and adjacent greenspace—just steps from parks, schools, & a short walk to the LRT. The kitchen is the hub of this home designed for both function & style, offering a central island, ample cabinetry, and a dining area with a window view of the private back courtyard. A convenient 2-piece guest bath completes the main level. Upstairs, you'll find 2 spacious primary bedrooms, each with its own ensuite & walk-in closet—ideal for roommates, professionals, or a young family. Laundry is located on the upper floor & offers space for linens. The lower level offers direct access to the attached garage, providing generous storage & parking for one vehicle or tandem parking for two. Located close to grocery stores, shopping, restaurants and everyday amenities.

Built in 2018

### **Essential Information**

MLS® # E4436671

Price \$398,000



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,086
Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	49 215 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, Patio, Vinyl Windows
Parking Spaces	2
Parking	Single Garage Attached, Tandem

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Back Lane, Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public

	Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	St. Teresa
Middle	LSL
High	LSL Harry Ainlay

### **Additional Information**

Date Listed	May 15th, 2025
Days on Market	10
Zoning	Zone 16
Condo Fee	\$205

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