

## \$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 transportation—ideal for convenience and family living!

Built in 1979

### 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
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Days on Market	47
Zoning	Zone 16
Condo Fee	\$354

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