

\$389,000 - 49 215 Saddleback Road, Edmonton

MLS® #E4436671

\$389,000

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 \$389,000

| | |
|----------------|-------------------|
| 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 | 32 |
| Zoning | Zone 16 |
| Condo Fee | \$205 |

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Listing information last updated on June 16th, 2025 at 9:02pm MDT