

## \$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 attached garage in the heart of Blue Quill, featuring stylish vinyl plank flooring throughout and 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, and a short walk to the LRT. The kitchen is the hub of this home designed for both function and style, offering a central island, ample cabinetry, and a dining area with a window view of the private back courtyard. A convenient 2-piece powder room completes the main level. Upstairs, you'll find two spacious primary bedrooms, each with its own ensuite and walk-in closet—ideal for roommates, professionals, or a young family. Laundry is located on the upper floor and offers space for linens. The lower level offers direct access to the attached garage, providing generous storage and 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	3
Zoning	Zone 16
Condo Fee	\$205

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