

## \$400,000 - 51 215 Saddleback Road, Edmonton

MLS® #E4431617

**\$400,000**

3 Bedroom, 2.50 Bathroom, 1,213 sqft  
Condo / Townhouse on 0.00 Acres

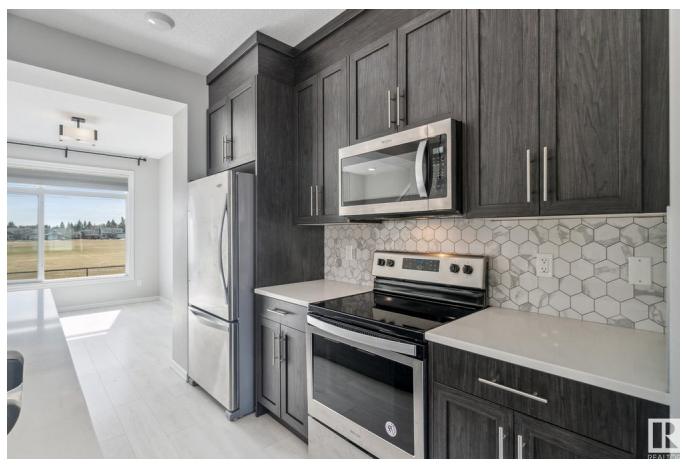
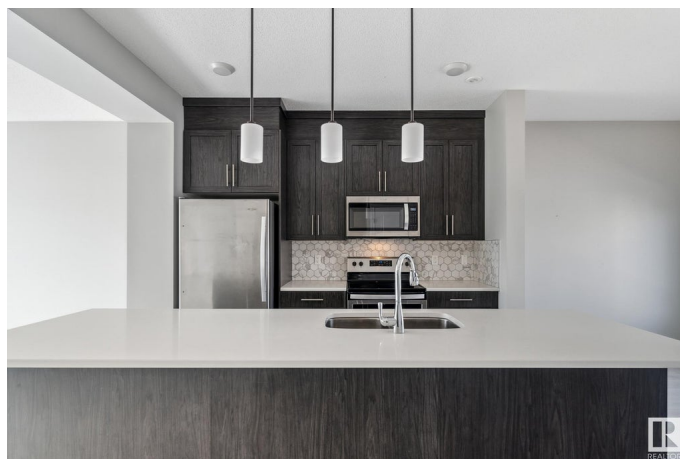
Blue Quill, Edmonton, AB

You can't beat the location of this stunning 2018 Landmark-built townhouse! Just a short walk to the LRT and nearby elementary schools, this end unit also backs directly onto beautiful Blue Quill Park, giving you a rare south-facing backyard view. Inside, you'll find a spacious, king-sized primary bedroom, two additional bedrooms upstairs, and a double attached garage. The upgraded kitchen features full-height cabinetry, a stylish backsplash, stainless steel appliances, and sleek quartz countertops. This home is immaculate and feels like new! The fully fenced front yard is ideal for pets, and the lawn maintenance is taken care of by the condo board—talk about easy living. Bonus: there's extra storage space in the basement, making this home the perfect mix of comfort, convenience, and value. \*\*some photos are virtually staged

Built in 2018

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4431617  |
| Price      | \$400,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |
| Half Baths | 1         |



|                |                   |
|----------------|-------------------|
| Square Footage | 1,213             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 51 215 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, No Smoking Home, Parking-Visitor, Vinyl Windows, HRV System |
| Parking Spaces | 2  |
| Parking        | Double Garage Attached   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Partial, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Sweetgrass Elementary |
| Middle     | Vernon Barford        |
| High       | Harry Ainley          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 12               |
| Zoning         | Zone 16          |
| Condo Fee      | \$244            |

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Listing information last updated on April 30th, 2025 at 12:47pm MDT