

# \$389,000 - 43 215 Saddleback Road, Edmonton

MLS® #E4453746

**\$389,000**

3 Bedroom, 2.50 Bathroom, 1,210 sqft  
Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Facing a greenspace, this modern townhouse with low condo fees is all you need and more! Sit out in your south facing front yard and enjoy the summer sun. Open design main floor with high end laminate flooring, light paint colors and lots of natural light coming through the south facing living room window. Kitchen has dark cabinets, tiled backsplash, stainless steel appliances and a large island. Upstairs features 3 good sized bedrooms, including a primary with walkin closet and 4 piece ensuite. Double attached garage and storage room below the main floor. Walking distance to many amenities including LRT, parks, schools and restaurants.

Built in 2018

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4453746          |
| Price          | \$389,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,210             |
| Acres          | 0.00              |
| Year Built     | 2018              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 3 Storey  |
| Status   | Active    |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 43 215 Saddleback Road |
| Area        | Edmonton               |
| Subdivision | Blue Quill             |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6J 5T6                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | See Remarks            |
| Parking   | Double Garage Attached |

### Interior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                      |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                             |
| Stories           | 3                                                                                                                     |
| Has Basement      | Yes                                                                                                                   |
| Basement          | None, No Basement                                                                                                     |

### Exterior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                       |
| Exterior Features | Airport Nearby, Backs Onto Park/Trees, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 1                 |
| Zoning         | Zone 16           |
| Condo Fee      | \$244             |

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Listing information last updated on August 20th, 2025 at 6:02am MDT