

## \$258,000 - 650 Saddleback Road, Edmonton

MLS® #E4451656

**\$258,000**

3 Bedroom, 2.00 Bathroom, 1,349 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

This spacious 3-bedroom end-unit townhouse in Blue Quill offers exceptional value, comfort, and convenience. The main floor features a cozy wood-burning fireplace, a large living and dining area, and a bright galley kitchen.

Upstairs, the generous primary bedroom includes a 2-piece ensuite and large closets, complemented by two additional well-sized bedrooms and a 4-piece main bathroom. The partially finished basement provides flexible space for a rec room, gym, or extra storage, ready for your personal touch. With two parking stalls right in front, plus ample street parking, and located within walking distance to schools, parks, Century Park LRT, and a bus stop just steps away, this home is ideal for commuters and families alike.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451656  |
| Price          | \$258,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,349     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 1979              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 650 Saddleback Road |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4Z3             |

### Amenities

|           |                                             |
|-----------|---------------------------------------------|
| Amenities | Parking-Visitor, Vinyl Windows, See Remarks |
| Parking   | 2 Outdoor Stalls                            |

### 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        | Glass Door                                                                 |
| Stories           | 2                                                                          |
| Has Basement      | Yes                                                                        |
| Basement          | Full, Partially Finished                                                   |

### Exterior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                 |
| Exterior Features | Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                            |
| Construction      | Wood, Vinyl                                                                                 |
| Foundation        | Concrete Perimeter                                                                          |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Sweet Grass School    |
| Middle     | Vernon Barford School |
| High       | Harry Ainlay School   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 20               |
| Zoning         | Zone 16          |
| Condo Fee      | \$372            |

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Listing information last updated on August 27th, 2025 at 8:47pm MDT