

## \$369,000 - 22 215 Saddleback Road, Edmonton

MLS® #E4448520

**\$369,000**

2 Bedroom, 2.50 Bathroom, 1,089 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to this stylish 2018-built townhouse offering 1,089 sq. ft. of contemporary living space in a quiet, convenient location. The open-concept main floor features a bright living room, dining area, and modern kitchen with stainless steel appliances and ample cabinet space. Upgrades include laminate flooring (except stairs), updated lighting, and plumbing fixtures. Upstairs you'll find two spacious bedrooms, each with its own ensuite bathroom. The king-sized primary suite includes a walk-in closet and 3-piece ensuite. A laundry room on the upper level adds everyday convenience. Additional features: main-floor 2-piece bath and an attached garage that fits two small vehicles (tandem). Walking distance to Century Park LRT, transit, schools, shopping, and parks – with easy access to major roadways.

Built in 2018

### Essential Information

MLS® #	E4448520
Price	\$369,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,089



Acres	0.00
Year Built	2018
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	22 215 Saddleback Road
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5T6

### Amenities

Amenities	No Animal Home, No Smoking Home, Parking-Visitor, See Remarks
Parking	Single 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	Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 17th, 2025
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Days on Market 2  
Zoning Zone 16  
Condo Fee \$205



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Listing information last updated on July 19th, 2025 at 11:17am MDT