

\$249,900 - 640 Saddleback Road, Edmonton

MLS® #E4426004

\$249,900

3 Bedroom, 3.00 Bathroom, 1,366 sqft
Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to this spacious 3-bedroom plus 2 den townhome, perfect for a large family! With over 1300 sqft of living space, this home features two full washrooms and two half baths. Enjoy the luxury of two dining rooms, a spacious living room with a wood-burning fireplace, and access to the backyard, offering ample space for family gatherings. The large bedrooms are filled with natural light, creating a bright and airy atmosphere. Additional highlights include two parking stalls in front and a basement wet bar. Situated in the desirable Blue Quill neighborhood, this home is close to shopping, schools, amenities, and public transportation—ideal for convenience and family living!

Built in 1979

Essential Information

MLS® #	E4426004
Price	\$249,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	2
Square Footage	1,366
Acres	0.00
Year Built	1979



Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	640 Saddleback Road
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4Z3

Amenities

Amenities	Storage-In-Suite
Parking Spaces	2
Parking	Stall

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	Stone Facing
Stories	3
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 16th, 2025
-------------	------------------

Days on Market	44
Zoning	Zone 16
Condo Fee	\$354

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 29th, 2025 at 4:02am MDT