

## \$275,000 - 732 Saddleback Road, Edmonton

MLS® #E4435704

**\$275,000**

3 Bedroom, 1.50 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Great starter home or investment property nestled in the mature community of Blue Quill! This end unit townhouse is located in a well-maintained, pet-friendly complex and offers a bright, clean interior with newer paint, newer carpets, and laminate flooring throughout. The upgraded kitchen provides plenty of prep space and storage, and the home features 3 bedrooms and 1.5 bathrooms for comfortable family living. The drywalled basement offers flexible space for a home gym, rec room, or office, plus there's in-suite laundry and lots of storage. Enjoy the privacy of your own fenced yard—perfect for relaxing or entertaining. Comes with two parking stalls, one of which is titled. Close to schools, shopping, parks, and transit, this move-in-ready home is a fantastic opportunity in a peaceful, established neighborhood.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435704  |
| Price          | \$275,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,109     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1979              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 732 Saddleback Road |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 5E6             |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Off Street Parking, Parking-Plug-Ins, Parking-Visitor, See Remarks |
| Parking Spaces | 2  |
| Parking        | Stall  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Fireplace    | Yes   |
| Fireplaces   | Glass Door  |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

Date Listed May 9th, 2025

Days on Market 5

Zoning Zone 16

Condo Fee \$322

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Listing information last updated on May 14th, 2025 at 5:17pm MDT