

Courtesy Of Cassie D Krawec Of RE/MAX River City

## \$249,900 - 640 Saddleback Road, Edmonton

MLS® #E4426004

**\$249,900**

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

Blue Quill, Edmonton, AB

Welcome to this spacious 4-bedroom plus 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       | 4         |
| 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 | 20      |
| Zoning         | Zone 16 |
| Condo Fee      | \$354   |

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Listing information last updated on April 4th, 2025 at 10:47pm MDT