

## \$249,000 - 752 Saddleback Road, Edmonton

MLS® #E4437684

**\$249,000**

3 Bedroom, 1.50 Bathroom, 1,098 sqft

Condo / Townhouse on 0.00 Acres

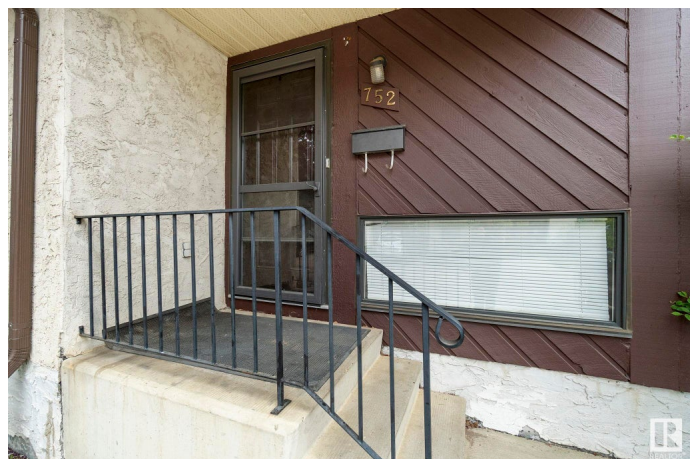
Blue Quill, Edmonton, AB

Welcome Home to Blue Quill Park Estates! This well-maintained 3-bedroom, 1.5-bathroom townhome offers comfortable living in a quiet, family-friendly complex. Ideal for first-time home buyers, growing families or investment property. Recent updates include vinyl flooring in all bedrooms, adding a fresh and modern touch. The finished basement features a spacious family room and a den great for a home office, hobby space, or extra living area. You'll also appreciate the good sized laundry room, offering ample space for storage and everyday chores. Step outside to your own private fenced yard perfect for relaxing, gardening, or entertaining guests. Plus, with 2 assigned parking stalls located right at your front door. Located just a short walk from schools, parks, and public transit, this home offers exceptional convenience in a desirable location. Don't miss your chance to own a low-maintenance, move-in-ready home in the heart of Blue Quill. Come see it today!!!

Built in 1979

### Essential Information

MLS® #	E4437684
Price	\$249,000
Bedrooms	3
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	1,098
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	752 Saddleback Road
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5E6

### Amenities

Amenities	Skylight
Parking Spaces	2
Parking	Stall

### Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Cul-De-Sac, Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	12
Zoning	Zone 16
Condo Fee	\$322

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Listing information last updated on June 2nd, 2025 at 9:02am MDT