

## \$240,000 - 642 Saddleback Road, Edmonton

MLS® #E4438573

**\$240,000**

3 Bedroom, 2.00 Bathroom, 1,365 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Well-maintained and tastefully updated, this spacious 3-bedroom townhouse is ideal for first-time buyers or investors! Located in a desirable family-friendly community in Southwest Edmonton, this home features fresh paint, newer carpet, and vinyl plank flooring throughout. The large sunken living room with a cozy fireplace flows into a formal dining area and a bright galley kitchen with updated countertops, sink, faucet, repainted cabinets, and a roomy dinette. The oversized primary bedroom includes a 2-piece ensuite and wall-to-wall closets. Two additional bedrooms and a full bath complete the upper level. Enjoy two front parking stalls and a spacious open basement ready for future development. The well-managed complex offers newer windows, vinyl siding, and more. Conveniently located near top-rated schools, LRT, parks, shopping, and scenic ravine trails!

Built in 1979

### Essential Information

MLS® #	E4438573
Price	\$240,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2



Square Footage	1,365
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	642 Saddleback Road
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4Z3

### Amenities

Amenities	See Remarks
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed May 26th, 2025

Days on Market 5

Zoning Zone 16

Condo Fee \$372

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