

## \$260,000 - 606 Saddleback Road, Edmonton

MLS® #E4448475

**\$260,000**

3 Bedroom, 2.00 Bathroom, 1,260 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome home to this well-maintained 3-bedroom, townhouse. The main floor offers a functional layout with an updated kitchen, two dining areas, and a large living room with a fireplace and access to the backyard. Recent upgrades include newer kitchen cabinets, newer flooring, and fresh paint throughout. Upstairs, the spacious primary bedroom features THREE closets and a private ENSUITE. Two additional bedrooms and a full bathroom complete the upper level. This well run condo complex has recently upgraded all the exterior siding plus BRAND NEW asphalt this spring. Youâ€™ll also appreciate the convenience of TWO parking stalls right outside your door. Great location in the desirable neighbourhood of Blue Quill close to schools, shopping, parks and public transit.

Built in 1979

### Essential Information

MLS® #	E4448475
Price	\$260,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,260
Acres	0.00



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

### Community Information

Address	606 Saddleback Road
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4Z3

### Amenities

Amenities	Off Street Parking, No Animal Home, No Smoking Home, Vinyl Windows
Parking Spaces	2
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 18th, 2025
Days on Market	58
Zoning	Zone 16
Condo Fee	\$372

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