

Courtesy Of Cassie D Krawec Of RE/MAX River City

\$249,900 - 640 Saddleback Road, Edmonton

MLS® #E4426004

\$249,900

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

Blue Quill, Edmonton, AB

Welcome to this spacious 3-bedroom plus 2 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 | 3 |
| 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 | 38 |
| Zoning | Zone 16 |
| Condo Fee | \$354 |

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Listing information last updated on April 23rd, 2025 at 3:17pm MDT