# \$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**

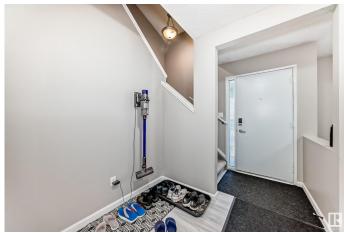
MLS® # E4438573 Price \$240,000

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 12

Zoning Zone 16

Condo Fee \$372

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