

# \$389,000 - 43 215 Saddleback Road, Edmonton

MLS® #E4453746

**\$389,000**

3 Bedroom, 2.50 Bathroom, 1,210 sqft  
Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Facing a greenspace, this modern townhouse with low condo fees is all you need and more! Sit out in your south facing front yard and enjoy the summer sun. Open design main floor with high end laminate flooring, light paint colors and lots of natural light coming through the south facing living room window. Kitchen has dark cabinets, tiled backsplash, stainless steel appliances and a large island. Upstairs features 3 good sized bedrooms, including a primary with walkin closet and 4 piece ensuite. Double attached garage and storage room below the main floor. Walking distance to many amenities including LRT, parks, schools and restaurants.

Built in 2018

## Essential Information

MLS® #	E4453746
Price	\$389,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,210
Acres	0.00
Year Built	2018
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	43 215 Saddleback Road
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5T6

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Airport Nearby, Backs Onto Park/Trees, Low Maintenance Landscape, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 19th, 2025
Days on Market	17
Zoning	Zone 16
Condo Fee	\$244

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