

## \$275,000 - 732 Saddleback Road, Edmonton

MLS® #E4435704

**\$275,000**

3 Bedroom, 1.50 Bathroom, 1,109 sqft

Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Great starter home or investment property nestled in the mature community of Blue Quill! This end unit townhouse is located in a well-maintained, pet-friendly complex and offers a bright, clean interior with newer paint, newer carpets, and laminate flooring throughout. The upgraded kitchen provides plenty of prep space and storage, and the home features 3 bedrooms and 1.5 bathrooms for comfortable family living. The drywalled basement offers flexible space for a home gym, rec room, or office, plus there's in-suite laundry and lots of storage. Enjoy the privacy of your own fenced yard—perfect for relaxing or entertaining. Comes with two parking stalls, one of which is titled. Close to schools, shopping, parks, and transit, this move-in-ready home is a fantastic opportunity in a peaceful, established neighborhood.

Built in 1979

### Essential Information

MLS® #	E4435704
Price	\$275,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,109



Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	732 Saddleback Road
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5E6

### Amenities

Amenities	Off Street Parking, Parking-Plug-Ins, Parking-Visitor, See Remarks
Parking Spaces	2
Parking	Stall

### Interior

Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Fan-Ceiling, Garburator, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

### Additional Information

Date Listed May 9th, 2025

Days on Market 3

Zoning Zone 16

Condo Fee \$322

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 12th, 2025 at 2:02pm MDT