

Courtesy Of Laureen Espinoza Of Real Broker

## \$244,900 - 620 Saddleback Road, Edmonton

MLS® #E4459996

**\$244,900**

3 Bedroom, 2.00 Bathroom, 1,224 sqft  
Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome to this move-in-ready 2-storey townhome complete with three floors of living space in a family-oriented complex in the community of Blue Quill! Perfectly located within walking distance to schools, parks, transit, and everyday amenities, this home blends convenience with thoughtful updates. The main floor showcases a brand-new kitchen featuring a modern backsplash, new stainless steel appliances, and plenty of counter space. It opens into a bright dining area that could also double as a home office, all finished with newly installed vinyl plank flooring. This inviting main level flows seamlessly into the private, fully fenced backyard and is completed by a convenient half bath. Upstairs, a spacious primary suite awaits with plenty of closet space and a half bath ensuite. Two additional good-sized bedrooms and a full bath complete the upper level. The finished basement provides even more living space, perfect for a rec room, complete with washer/dryer and storage room. Plenty of room for a family!

Built in 1979

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4459996  |
| Price  | \$244,900 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 1                 |
| Half Baths     | 2                 |
| Square Footage | 1,224             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 620 Saddleback Road |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4Z3             |

### Amenities

|           |                                   |
|-----------|-----------------------------------|
| Amenities | Off Street Parking, Parking-Extra |
| Parking   | 2 Outdoor Stalls                  |

### Interior

|                   |                                                                                  |
|-------------------|----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                        |
| Stories           | 3                                                                                |
| Has Basement      | Yes                                                                              |
| Basement          | Full, Finished                                                                   |

### Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                           |
| Exterior Features | Fenced, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | St.Teresa Catholic School |
| Middle     | Victory Christian School  |
| High       | Hairy Ainlay High School  |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 29th, 2025 |
| Days on Market | 6                    |
| Zoning         | Zone 16              |
| Condo Fee      | \$372                |

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Listing information last updated on October 5th, 2025 at 10:02am MDT