

Courtesy Of Joel P Teeling Of MaxWell Polaris

## \$252,500 - 552 Saddleback Road, Edmonton

MLS® #E4425035

### \$252,500

3 Bedroom, 2.00 Bathroom, 1,370 sqft  
Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

**COMFORT & AFFORDABILITY IN HARMONY!** Welcome, to this beautifully upgraded & well-maintained townhouse. Situated in a quiet development in the esteemed community of Blue Quill sits a property you'll love calling home. Here you'll find many extras, the likes of which are uncommon in this price point. Features like 3 **SPACIOUS** bedrooms, an upgraded kitchen, primary bedroom w/ ensuite, large living area & so much more. Upon entering, you'll appreciate the functional layout, which is flooded with natural light & appointed with a pleasing colour palette. The kitchen features upgraded cabinets & backsplash. The living room & dining area lead into the fenced backyard. The main floor also contains a 2-pc bath. Upstairs are 3 large bedrooms, including a primary that is far larger than most found in townhouses. The basement comes ready for your finishing touches! Enjoy 2 parking stalls right outside your door. Offering quick access to the LRT, shopping, bus service, parks, schools & more, you'll love living here!

Built in 1979

### Essential Information

MLS® #	E4425035
Price	\$252,500



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	2
Square Footage	1,370
Acres	0.00
Year Built	1979
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	552 Saddleback Road
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 4Z3

### **Amenities**

Amenities	Off Street Parking, No Smoking Home, See Remarks
Parking	2 Outdoor Stalls

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Stove-Electric, Washer, See Remarks, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Golf Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	SWEET GRASS
Middle	VERNON BARFORD
High	HARRY AINLEY

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	3
Zoning	Zone 16
Condo Fee	\$372

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 March 14th, 2025 at 12:02pm MDT