

# \$299,900 - 744 Saddleback Road, Edmonton

MLS® #E4451596

**\$299,900**

4 Bedroom, 2.00 Bathroom, 1,184 sqft  
Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

4-bedroom (4-level split) townhouse which has been freshly painted throughout the entire home, new floors, bathroom vanities, light fixtures and more. This townhome has 4-bedrooms and 2 full bathrooms nestled in the heart of the Blue Quill neighborhood. 1,184 sq. ft. on 2 levels and ample space for comfortable living. This home provides plenty of natural lighting with hardwood floors, a private backyard and 2 designated parking spaces right outside the back door. The main floor is the kitchen and living room, there are 2 bedrooms and a full bathroom upstairs, and 2 bedrooms and a full bathroom downstairs and the 4th level with a washer and dryer and more storage space or build another bedroom. The low condo fees take care of maintaining and enhancing your living environment. This home is a stone's throw away from all amenities most are in walking distance like LRT, schools, parks, restaurants and lots of shopping.



Built in 1979

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4451596  |
| Price      | \$299,900 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |

|                |                   |
|----------------|-------------------|
| Square Footage | 1,184             |
| Acres          | 0.00              |
| Year Built     | 1979              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 4 Level Split     |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 744 Saddleback Road |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4Z1             |

### Amenities

|           |                                                                                                                                        |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Crawl Space, Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Vinyl Windows |
| Parking   | 2 Outdoor Stalls, Front Drive Access, Parking Pad Cement/Paved                                                                         |

### Interior

|              |                                                                                  |
|--------------|----------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                                        |
| Stories      | 2                                                                                |
| Has Basement | Yes                                                                              |
| Basement     | Full, Finished                                                                   |

### Exterior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                             |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                         |
| Construction      | Wood, Stucco                                                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                                                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 7th, 2025 |
| Days on Market | 8                |
| Zoning         | Zone 16          |
| Condo Fee      | \$354            |

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Listing information last updated on August 15th, 2025 at 10:48am MDT