

# \$219,900 - 788 Saddleback Road, Edmonton

MLS® #E4424163

**\$219,900**

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

Blue Quill, Edmonton, AB

Priced to sell! A rare find, private location - 4 bedrooms, 2 full baths townhouse. 4 level side split with big bedroom windows. End unit with 2 front parking stalls. Loads of visitors in front. Fenced sunny backyard with south and east exposures. Close to all amenities and the best schools in Edmonton. Minutes to Calgary Trail and Century Park. One bus or short LRT ride to University. House has great potential and needs TLC. Full Basement perfect for another family room. Fireplace is capped. \*Photos shown before tenants.

Built in 1979

## Essential Information

MLS® #	E4424163
Price	\$219,900
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	788 Saddleback Road
Area	Edmonton
Subdivision	Blue Quill
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6J 5E6

### **Amenities**

Amenities	Parking-Visitor
Parking Spaces	2
Parking	2 Outdoor Stalls, Front Drive Access

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround, See Remarks
Stories	3
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Corner Lot, Fenced, Low Maintenance Landscape, Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Vernon Barford
Middle	Westbrook
High	L. St. Laurent, H.Ainlay

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	11

Zoning	Zone 16
Condo Fee	\$354

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