

## \$260,000 - 606 Saddleback Road, Edmonton

MLS® #E4448475

**\$260,000**

3 Bedroom, 2.00 Bathroom, 1,260 sqft  
Condo / Townhouse on 0.00 Acres

Blue Quill, Edmonton, AB

Welcome home to this well-maintained 3-bedroom, townhouse. The main floor offers a functional layout with an updated kitchen, two dining areas, and a large living room with a fireplace and access to the backyard. Recent upgrades include newer kitchen cabinets, newer flooring, and fresh paint throughout. Upstairs, the spacious primary bedroom features THREE closets and a private ENSUITE. Two additional bedrooms and a full bathroom complete the upper level. This well run condo complex has recently upgraded all the exterior siding plus BRAND NEW asphalt this spring. You'll also appreciate the convenience of TWO parking stalls right outside your door. Great location in the desirable neighbourhood of Blue Quill close to schools, shopping, parks and public transit.

Built in 1979

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4448475  |
| Price          | \$260,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,260     |
| Acres          | 0.00      |



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

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 606 Saddleback Road |
| Area        | Edmonton            |
| Subdivision | Blue Quill          |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6J 4Z3             |

### Amenities

|                |                                                                    |
|----------------|--------------------------------------------------------------------|
| Amenities      | Off Street Parking, No Animal Home, No Smoking Home, Vinyl Windows |
| Parking Spaces | 2                                                                  |
| Parking        | Stall                                                              |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stove-Electric, Window Coverings, Refrigerators-Two |
| Heating           | Forced Air-1, Natural Gas                                                                              |
| Fireplace         | Yes                                                                                                    |
| Fireplaces        | Brick Facing, Mantel                                                                                   |
| Stories           | 2                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | Full, Unfinished                                                                                       |

### Exterior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                         |
| Exterior Features | Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Paved Lane, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |
| Construction      | Wood, Vinyl                                                                                                                         |
| Foundation        | Concrete Perimeter                                                                                                                  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 18th, 2025 |
| Days on Market | 73              |
| Zoning         | Zone 16         |
| Condo Fee      | \$372           |

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Listing information last updated on September 29th, 2025 at 10:17am MDT