



## 215 Saddleback rd 40 Edmonton AB

\$415,000

Location, location, location! Discover this stunning, fully upgraded corner unit in desirable Blue Quill. Park-facing with 1241 sq. ft., this home boasts an attached double car garage, laminate flooring throughout (except stairs), zebra blinds, upgraded lighting and plumbing, and extra shelving in closets and the garage. Modern features include Cat 6 wiring for cameras and a spacious open-concept living area with a sleek kitchen. The home offers 3 bedrooms, 2.5 bathrooms, including a master with ensuite, and a flex room perfect for an office. Laundry is conveniently located on the main floor. Steps from the Century Park LRT, transit, YMCA, groceries, schools, and more, with easy access to major highways, hospitals, golf, and shopping

Listing Presented By:



Originally Listed by:  
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