

# \$309,900 - 42 1530 Tamarack Boulevard, Edmonton

MLS® #E4424331

**\$309,900**

2 Bedroom, 1.50 Bathroom, 963 sqft

Condo / Townhouse on 0.00 Acres

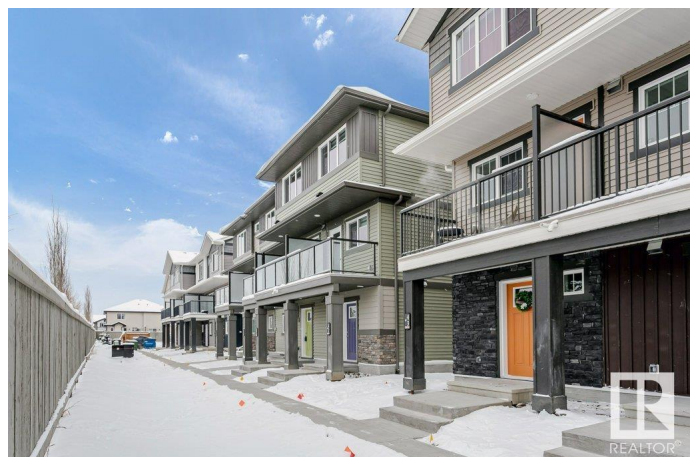
Tamarack, Edmonton, AB

New never lived in, Ready for the first home buyer or Investor! Charming End Unit Townhouse in Tamarack with Low Condo Fees! Welcome to this beautifully designed home nestled in the heart of the vibrant Tamarack community in Edmonton. This end unit condo townhouse offers the perfect blend of style, convenience, and comfort. 3 levels of finished construction featuring vinyl plank floors, quartz countertops and stainless steel appliances With 2 spacious bedrooms, 1.2 bath and a single attached garage, it's ideal for first-time homebuyers, downsizers, or investors. Enjoy the benefits of low condo fees while living just a short walk away from all your essential needs, including grocery stores, shopping, restaurants, and the local recreation centre. The location is perfect for those who value accessibility and lifestyle, with easy access to major roadways and public transit. Make this townhouse your new home in Tamarack today!

Built in 2024

## Essential Information

MLS® #	E4424331
Price	\$309,900
Bedrooms	2
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	963
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	42 1530 Tamarack Boulevard
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2E6

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	45
Zoning	Zone 30
Condo Fee	\$154

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 April 19th, 2025 at 11:17pm MDT