

## \$274,800 - 107 1530 Tamarack Boulevard, Edmonton

MLS® #E4426508

**\$274,800**

2 Bedroom, 1.00 Bathroom, 848 sqft

Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

This bright end-unit townhouse, Low condo fee, in excellent condition, offers an attached single-car garage that may accommodate a truck, leading to a welcoming foyer. The 2nd level features a spacious kitchen equipped with stainless steel appliances, an upgraded hood fan, a rare pantry, and a sunlit window, enhancing your cooking experience. The open living area is bathed in natural light, complemented by windows fitted with zebra blinds, and provides access to a generous balcony. On the same level, you'll find two bedrooms, each with walk-in closets, along with an upgraded washer and dryer. Located within walking distance to a plaza offering amenities such as Chalo FreshCo, Recreation Centre, banks and eateries. This home also provides easy access to Anthony Henday Drive, making it an ideal starter property.

Built in 2020

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4426508  |
| Price          | \$274,800 |
| Bedrooms       | 2         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 848       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2020              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 107 1530 Tamarack Boulevard |
| Area        | Edmonton                    |
| Subdivision | Tamarack                    |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6T 2E6                     |

### Amenities

|           |  |
|-----------|--|
| Amenities | No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Storage-In-Suite |
| Parking   | Single Garage Attached   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Vinyl  |
| Exterior Features | Corner Lot, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 20th, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 32      |
| Zoning         | Zone 30 |
| Condo Fee      | \$155   |

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Listing information last updated on April 20th, 2025 at 10:47pm MDT