

Courtesy Of John Rota Of Sweetly

# \$380,000 - 136 1530 Tamarack Boulevard, Edmonton

MLS® #E4417788

**\$380,000**

3 Bedroom, 2.50 Bathroom, 1,218 sqft  
Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Discover modern living in this elegant 3-storey condo townhouse, located in the sought-after Tamarack neighborhood of Edmonton. With 1,217 sq. ft. of thoughtfully designed space, this home offers comfort and style. On the main floor, you'll find the utility room, laundry, and direct access to the attached double garage. The second floor features a bright living room that opens onto a balcony, perfect for relaxing outdoors. The chic kitchen boasts double sinks, clean lines, and stylish cabinetry, paired with modern countertops. A convenient 2-piece bathroom completes this level. Upstairs, the carpeted third floor hosts the spacious primary bedroom with a walk-in closet and a 4-piece ensuite. Two additional bedrooms and a 4-piece bathroom round out the upper level. With 9-foot ceilings and an HRV system, this home is designed for both comfort and energy efficiency.

Built in 2024

## Essential Information

MLS® #	E4417788
Price	\$380,000
Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1



Square Footage	1,218
Acres	0.00
Year Built	2024
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	136 1530 Tamarack Boulevard
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2E6

### **Amenities**

Amenities	Carbon Monoxide Detectors, Ceiling 9 ft., Detectors Smoke, Hot Water Natural Gas, No Animal Home, No Smoking Home, Patio, HRV System
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stove-Electric
Heating	Forced Air-1, Natural Gas
# of Stories	3
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Flat Site, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Jackson Heights School
Middle	Thelma Chalifoux School
High	Elder Dr. Francis Whiskeyj

### **Additional Information**

Date Listed	January 13th, 2025
Days on Market	96
Zoning	Zone 30
Condo Fee	\$232

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