

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 81

Zoning Zone 30

Condo Fee \$232

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Listing information last updated on April 4th, 2025 at 12:32pm MDT