

# \$361,000 - 60 1530 Tamarack Blvd, Edmonton

MLS® #E4435020

**\$361,000**

3 Bedroom, 2.50 Bathroom, 1,324 sqft  
Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this beautifully Designed Corner Unit townhouse, built in 2023 and loaded with modern charm. Offering thoughtfully designed living space, this 3-bedroom, 2.5-bathroom home is the perfect blend of comfort, style, and functionality. This home features a Double Attached Garage for your convenience, and the corner unit layout offers extra privacy and additional windows for a brighter living space. Whether you're a First-Time Buyer, young family, or Savvy Investor, this is a Prime Opportunity. Step inside to discover sleek finishes, an open-concept layout, and plenty of natural light throughout. The spacious living and dining areas flow effortlessly into a contemporary kitchen – ideal for entertaining or relaxing with family. Enjoy your morning coffee or evening sunset from the private balcony with spectacular views. Located in a highly walkable neighborhood ASTER, you're steps away from everyday essentials – Tim Hortons, Challo Fresco, Schools, Grocery stores, Rec Center, & Highways.

Built in 2023

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4435020  |
| Price  | \$361,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,324             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 60 1530 Tamarack Blvd |
| Area        | Edmonton              |
| Subdivision | Tamarack              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6T 2E6               |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Wood Windows     |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |

### Interior

|              |                                                                                                           |
|--------------|-----------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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 | Airport Nearby, Corner Lot, Fenced, Gated Community, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                    |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 10            |
| Zoning         | Zone 30       |
| Condo Fee      | \$232         |



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Listing information last updated on May 17th, 2025 at 6:32pm MDT