

\$349,900 - 37 1530 Tamarack Boulevard, Edmonton

MLS® #E4456912

\$349,900

3 Bedroom, 2.50 Bathroom, 1,397 sqft

Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Live in this 3 bed, 2.5 bath townhouse in Edmonton, offering the perfect blend of space, style, and convenience. Step inside to find direct access to double attached garage and laundry area, then head upstairs to a sun-filled main floor featuring an open living area, balcony patio with no rear neighbours - your perfect spot to unwind, and a well-designed kitchen with island and all appliances. A 2-pc bath completes this level. The upstairs layout is perfect for families, with a primary suite offering a walk-in closet, and 4-pc ensuite. Two more bedrooms give you flexibility for family, guests, or a home office, and another 4-pc bath. The central location of this unit means walking distance to public transit, schools, parks, shopping, and restaurants. With the Meadows Rec Centre and Elder Whiskeyjack High School nearby, plus quick access to Anthony Henday Drive, this home makes daily life convenient and stress-free. A fantastic choice for first-time buyers or growing families!

Built in 2023

Essential Information

MLS® # E4456912

Price \$349,900

Bedrooms 3



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,397
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	3 Storey
Status	Active

Community Information

Address	37 1530 Tamarack Boulevard
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2E6

Amenities

Amenities	Parking-Visitor, Patio, Smart/Program. Thermostat, See Remarks
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, 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	Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

School Information

Elementary A. Blair McPherson
Middle A. Blair McPherson
High Elder Dr. Francis

Additional Information

Date Listed September 9th, 2025
Days on Market 47
Zoning Zone 30
Condo Fee \$232

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