

# \$359,900 - 46, 1530 Tamarack Boulevard Nw, Edmonton

MLS® #A2214045

**\$359,900**

3 Bedroom, 3.00 Bathroom, 1,227 sqft

Residential on 0.00 Acres

Tamarack, Edmonton, Alberta

Experience modern living in this less than 1 year old, beautiful end-unit townhome home offers added privacy in the sought-after Tamarack community of Edmonton. Offering 1,226 sq. ft. of well-planned space, this home blends comfort, style, and functionality. Ideally located near the Meadows Community Centre, it's within walking distance to public schools and a nearby shopping complex with grocery stores and other essentials.

The main floor features a spacious entryway with a utility room, laundry area, and direct access to the attached double garage. On the second level, enjoy a bright, open-concept living room that leads to a private balcony—perfect for outdoor relaxation. The modern kitchen is equipped with double sinks, sleek cabinetry, and stylish countertops, complemented by a convenient 2-piece bathroom on the same floor.

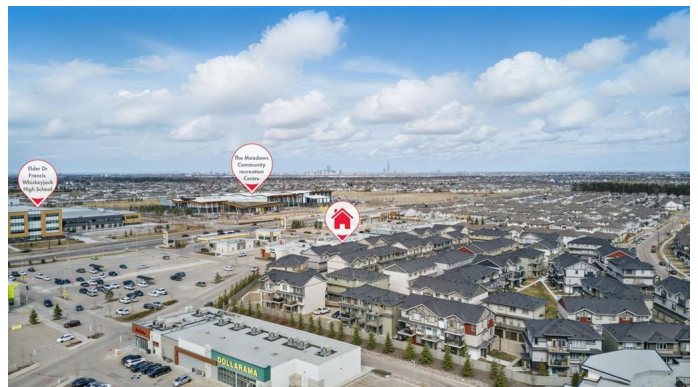
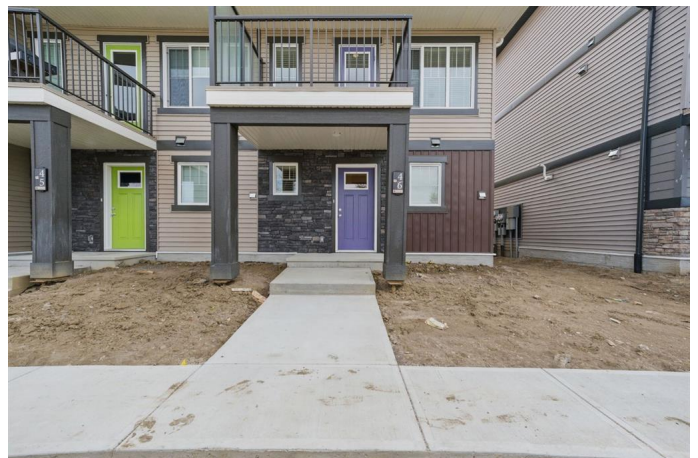
Upstairs on the third level, you'll find a carpeted retreat with a generous primary bedroom, complete with a walk-in closet and 3-piece ensuite. Two additional bedrooms and another full bathroom provide space for family or guests.

Built in 2024

## Essential Information

MLS® #

A2214045



Price	\$359,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	46, 1530 Tamarack Boulevard Nw
Subdivision	Tamarack
City	Edmonton
County	Edmonton
Province	Alberta
Postal Code	T6T 2E6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Quartz Counters, See Remarks
Appliances	Dishwasher, Electric Range, Oven, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 24th, 2025

Days on Market            57

Zoning                        RM H16

### **Listing Details**

Listing Office                Houseeo Realty Inc.

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.