

## \$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                31  
Zoning                              Zone 30  
Condo Fee                        \$232

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