

# \$369,900 - 46, 1530 Tamarack Boulevard Nw, Edmonton

MLS® #A2214045

**\$369,900**

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.

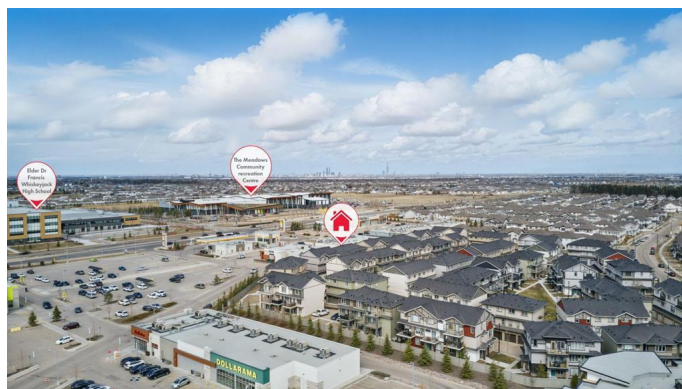
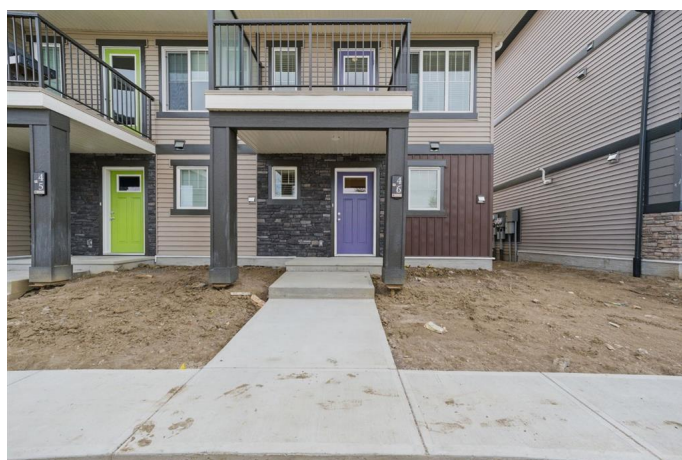
Upstairs on the third level, you'll find a carpeted retreat with a generous primary bedroom, complete with a walk-in closet and 3-piece ensuite. Two additional bedrooms and another full bathroom provide space for family or guests.

Built in 2024

## Essential Information

MLS® #

A2214045



|                |               |
|----------------|---------------|
| Price          | \$369,900     |
| 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, Refrigerator, Washer/Dryer, Oven |
| 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            3  
Zoning                      RM H16

**Listing Details**

Listing Office              Houseeo Realty Inc.

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