

## \$365,000 - 60a 1530 Tamarack Bv, Edmonton

MLS® #E4440980

**\$365,000**

3 Bedroom, 2.50 Bathroom, 1,384 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® # E4440980

Price \$365,000

Bedrooms 3

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,384
Acres	0.00
Year Built	2023
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	60a 1530 Tamarack Bv
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 2E6

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
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	Commercial, Corner Lot, Fenced, Landscaped, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

### **Additional Information**

Date Listed                      June 6th, 2025

Days on Market                57

Zoning                              Zone 30

Condo Fee                        \$232



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