

# \$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 61

Zoning Zone 30

Condo Fee \$232



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Listing information last updated on August 6th, 2025 at 2:17am MDT