

\$309,900 - 45 655 Tamarack Road, Edmonton

MLS® #E4433886

\$309,900

3 Bedroom, 2.50 Bathroom, 1,274 sqft

Condo / Townhouse on 0.00 Acres

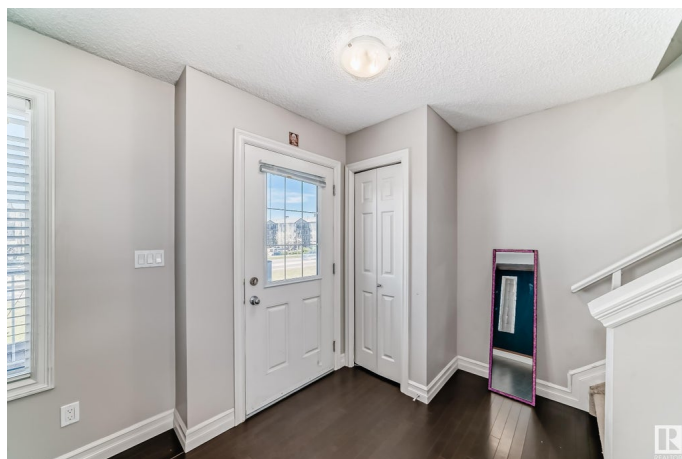
Tamarack, Edmonton, AB

Welcome to spectacular townhouse in TAMARACK. This LANDMARK HIGH EFFICIENCY GREEN STANDARD townhome comes with 3 BEDROOMS, 2.5 BATHROOMS, FENCED FRONT YARD and DOUBLE ATTACHED GARAGE. The kitchen has all the upgrades including stainless steel appliances, tile back splash, lots of counter top and cabinet space and includes a built in pantry. LARGE WINDOWS & BRIGHT Main floor also has a 2 piece washroom and a separate laundry room. There are 3 bedrooms upstairs all with double closets & master bedroom with great closet space and 2 full bathrooms (ensuite and main bath). On-Demand hot water tank. LOW CONDO FEES that includes SNOW REMOVAL & LAWN CUTTING !! GREAT LOCATION !! WALKING DISTANCE to nearby shopping including Walmart , Superstore , Public Transit , Gym. Also quick access to Whitemud Freeway & Anthony Henday Drive.

Built in 2013

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4433886 |
| Price | \$309,900 |
| Bedrooms | 3 |
| Bathrooms | 2.50 |



| | |
|----------------|-------------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,274 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 45 655 Tamarack Road |
| Area | Edmonton |
| Subdivision | Tamarack |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6T 0N4 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, No Animal Home, No Smoking Home, Patio, Secured Parking, See Remarks |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Vinyl |
| Exterior Features | Fenced, Landscaped, Low Maintenance Landscape, Paved Lane, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |

Foundation Concrete Perimeter

Additional Information

Date Listed May 1st, 2025
Days on Market 32
Zoning Zone 30
Condo Fee \$265

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