

## \$304,900 - 118 655 Tamarack Road, Edmonton

MLS® #E4461528

**\$304,900**

3 Bedroom, 2.50 Bathroom, 1,285 sqft

Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to #118 655 Tamarack Rd NW! This modern 3-storey townhome offers nearly 1,300 sq. ft. of stylish, move-in-ready living with a double attached garage and private fenced yard. The main floor features an open layout with freshly painted walls, large windows, laminate floors, and a spacious kitchen with walk-in pantry, island, stainless steel appliances (newer fridge), and convenient laundry. Upstairs you'll find two bright bedrooms, a full 4-pc bath, and a primary suite with walk-in closet and 3-pc ensuite. The lower level includes a generous mudroom, utility room with tankless hot water, and direct garage access. Step outside to your patio with natural gas BBQ hookup and green space—perfect for entertaining or relaxing. Located in family-friendly Tamarack near schools, parks, shopping, and major routes, this home offers the perfect blend of comfort, convenience, and value!

Built in 2012

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461528  |
| Price      | \$304,900 |
| Bedrooms   | 3         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,285             |
| Acres          | 0.00              |
| Year Built     | 2012              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 118 655 Tamarack Road |
| Area        | Edmonton              |
| Subdivision | Tamarack              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6T 0N4               |

### Amenities

|                |                                                                                                                                                     |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Front Porch, Hot Water Instant, Hot Water Tankless, No Animal Home, Parking-Visitor, Patio, Storage-In-Suite, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 2                                                                                                                                                   |
| Parking        | Double Garage Attached                                                                                                                              |

### Interior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                  |
| Appliances        | Dryer, 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, Vinyl                                                                                                                                                                                                        |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | October 9th, 2025 |
| Days on Market | 27                |
| Zoning         | Zone 30           |
| Condo Fee      | \$265             |

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Listing information last updated on November 4th, 2025 at 8:47pm MST