

# **\$364,800 - 60 1530 Tamarack Boulevard, Edmonton**

MLS® #E4457656

**\$364,800**

3 Bedroom, 2.50 Bathroom, 1,408 sqft  
Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Step into design with this stunning 2023-built corner unit townhouse in the vibrant community of Aster! \*\*3 bedrooms, 2.5 bathrooms—including TWO private ensuites—and a double attached garage. this modern home delivers the perfect mix of space, sunlight, and smart design. With extra windows and only one shared wall, you'll love the bright, airy feel throughout. The open-concept main floor is made for modern living—featuring a sleek kitchen, walk-in pantry, spacious living and dining areas, and direct access to your private balcony. Upstairs, two generously sized bedrooms with ensuite and walk-in closet. This is located just STEPS away from Tim Hortons, Chalo! FreshCo, schools, parks and Meadows Rec Centre. It has easy access to Whitemud Drive & Anthony Henday. This home checks every box for first-time buyers, growing families, or savvy investors. Modern. Bright. Move-in Ready. Welcome home!

Built in 2023

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4457656  |
| Price     | \$364,800 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,408             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 60 1530 Tamarack Boulevard |
| Area        | Edmonton                   |
| Subdivision | Tamarack                   |
| City        | Edmonton                   |
| County      | ALBERTA                    |
| Province    | AB                         |
| Postal Code | T6T 2E6                    |

### Amenities

|           |                                                                             |
|-----------|-----------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Parking-Visitor, Smart/Program. Thermostat |
| Parking   | Double Garage Attached                                                      |

### Interior

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave 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 | Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                   |
| Construction      | Wood, Vinyl                                                                                        |

Foundation                Concrete Perimeter

**School Information**

Elementary                A. Blair McPherson  
Middle                      A. Blair McPherson  
High                        Elder Dr. Francis

**Additional Information**

Date Listed                September 13th, 2025  
Days on Market        58  
Zoning                      Zone 30  
Condo Fee                \$232

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