# \$199,900 - 318 1506 Tamarack Boulevard, Edmonton

MLS® #E4435759

## \$199.900

1 Bedroom, 1.00 Bathroom, 591 sqft Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this brand-new, never-lived-in 1-bedroom, 1-bathroom condo in the sought-after Tamarack Community. The ODIN floor plan offers 648 sq. ft. of bright, open-concept living with quartz countertops, stainless steel appliances, full-height tile backsplashes, and 7― vinyl plank flooring. Enjoy the convenience of in-suite laundry, smart outlets, and a spacious private patio. The building features a heated underground parking stall, secure fob access, intercom system, LED-lit common areas, and a ROOFTOP PATIO with stunning views. Designed for comfort and efficiency, it boasts R20 walls, R40 roof insulation, soundproofing, Low-E windows, and individually metered power. Some images are virtually staged. Located within walking distance to shops, restaurants, a recreation center, and schools, with easy access to transit and major roadways, this home offers modern living with convenience. Backed by the Alberta New Home Warranty, this stylish, low-maintenance condo is a fantastic opportunityâ€"don't miss out!





Built in 2024

### **Essential Information**

MLS® # E4435759 Price \$199,900 Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 591

Acres 0.00

Year Built 2024

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Multi Level Apartment

Status Active

# **Community Information**

Address 318 1506 Tamarack Boulevard

Area Edmonton
Subdivision Tamarack
City Edmonton
County ALBERTA

Province AB

Postal Code T6T 2J5

## **Amenities**

Amenities Rooftop Deck/Patio

Parking Stall

#### Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl, Hardie Board Siding

Exterior Features Airport Nearby, Playground Nearby, Public Transportation, Recreation

Use, Schools, Shopping Nearby

Roof EPDM Membrane

Construction Wood, Stone, Vinyl, Hardie Board Siding

Foundation Concrete Perimeter

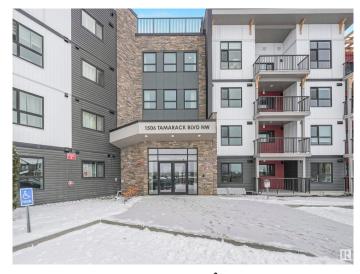
# **Additional Information**

Date Listed May 10th, 2025

Days on Market 7

Zoning Zone 30

Condo Fee \$383



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