

## **\$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                46  
Zoning                              Zone 30  
Condo Fee                        \$265

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