

# \$354,900 - 8 1530 Tamarack Boulevard, Edmonton

MLS® #E4461067

**\$354,900**

2 Bedroom, 2.50 Bathroom, 1,437 sqft  
Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to StreetSideâ€™s Essexâ€™a stunning 3-storey home offering style, comfort & convenience! The main floor features a bright den, storage area & a double attached garage. The 2nd level showcases a spacious open-concept living area with custom-made cabinets (\$10K upgrade), marble countertops, upgraded appliances, endless storage & a large islandâ€™perfect for entertaining! Enjoy a cozy living room that opens to a private balcony with a vinyl surface & aluminum railing. This level also includes a powder room & laundry with washer/dryer. Upstairs offers 2 bedrooms with ensuites, including a primary with double sinks, oversized shower & walk-in closet. Condo fees as low as \$231 include professional landscaping & visitor parking. Prime location near Meadows Rec Centre, Chalo Fresco, Tim Hortons, and easy access to Hendayâ€™everything you need just minutes away!

Built in 2017

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4461067  |
| Price      | \$354,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.50      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,437             |
| Acres          | 0.00              |
| Year Built     | 2017              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 3 Storey          |
| Status         | Active            |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 8 1530 Tamarack Boulevard |
| Area        | Edmonton                  |
| Subdivision | Tamarack                  |
| City        | Edmonton                  |
| County      | ALBERTA                   |
| Province    | AB                        |
| Postal Code | T6T 0V7                   |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls-2"x6", Parking-Visitor, Vinyl Windows |
| Parking   | Double Garage Attached                                                                                 |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Stone, Vinyl                                           |
| Exterior Features | Fruit Trees/Shrubs, Landscaped, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                             |
| Construction      | Wood, Stone, Vinyl                                           |
| Foundation        | Concrete Perimeter                                           |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 30           |
| Condo Fee      | \$232             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 10th, 2025 at 6:32am MDT