

# \$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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Listing information last updated on June 16th, 2025 at 6:02pm MDT