

Courtesy Of Laura A Tosto Of RE/MAX Real Estate

## \$309,900 - 130 655 Tamarack Road, Edmonton

MLS® #E4424935

**\$309,900**

2 Bedroom, 2.50 Bathroom, 1,236 sqft  
Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Your Tamarack Haven Awaits! This stunning 2 bed, 2.5-bath townhouse offers functional, tasteful design with a DBL CAR GARAGE! Upon entry, you'll be greeted by the warm ambiance of HARDWOODS throughout the main floor, creating a seamless flow from room to room. The spacious L/R, with WEST facing window is perfect for hosting guests or cozying up with loved ones. The kitchen boasts thermofoil cabinets and NEW BACKSPLASH, complementing the modern aesthetic. Plenty of counter space and storage make meal preparation easy. Adjacent to the kitchen, a dining nook provides a lovely space to enjoy meals together. Upstairs, the primary bed offers a tranquil retreat with its own 4pc ENSUITE, ensuring privacy and convenience. The 2nd bed, GENEROUSLY SIZED, presents the possibility of effortless conversion into a 3rd bedroom, accommodating your evolving needs. CONVENIENTLY located to WHITEMUD and HENDAY, commuting is a breeze. AMENITIES and SHOPPING are a stone's throw away and MEADOWS REC CENTER is within reach!

Built in 2011

### Essential Information

MLS® #	E4424935
Price	\$309,900



Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,236
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	130 655 Tamarack Road
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N4

### **Amenities**

Amenities	On Street Parking, Front Porch, Hot Water Tankless, No Smoking Home, Parking-Visitor
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Garage Control, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Back Lane, Flat Site, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Blair MacPhers, St Kateri
Middle	Father Michael Troy
High	Holy Trinity

### **Additional Information**

Date Listed	March 10th, 2025
Days on Market	3
Zoning	Zone 30
Condo Fee	\$265

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 March 13th, 2025 at 9:47am MDT