

# **\$312,000 - 101 655 Tamarack Road, Edmonton**

MLS® #E4437630

**\$312,000**

3 Bedroom, 2.50 Bathroom, 1,179 sqft

Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Tucked into the vibrant Tamarack neighbourhood, this charming 3 bedroom 2.5 bath townhouse offers modern living with thoughtful design. The main floor welcomes you with an open concept layout, a stylish kitchen featuring stainless steel appliances and a central island, plus a handy half bath. Upstairs, the primary bedroom includes a walk in closet and its own 3 piece ensuite, while two more bedrooms and a full bath complete the upper level. Youâ€™™ll appreciate the double attached garage, mudroom, and energy efficient tankless water heater. A hi velocity furnace (2012) with a new blower motor (2023) keeps the home comfortable year round. Out front, blooming trees add curb appeal in spring. Located steps from the Meadows Transit Centre, Tamarack Common shopping, and the Meadows Rec Centre, with easy access to Whitemud Drive and the Anthony Henday. Visitor parking is nearby, and with condo style living, maintenance stays simple. A great spot to settle into one of Southeast Edmontonâ€™™s most connected communities

Built in 2012

## **Essential Information**

MLS® # E4437630

Price \$312,000



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.00
Year Built	2012
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	101 655 Tamarack Road
Area	Edmonton
Subdivision	Tamarack
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6T 0N4

### Amenities

Amenities	Detectors Smoke, Hot Water Tankless, No Animal Home, 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 Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Swimming Pool, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	10
Zoning	Zone 30
Condo Fee	\$265

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