# \$199,900 - 318 1506 Tamarack Boulevard, Edmonton

MLS® #E4435759

## \$199.900

1 Bedroom, 1.00 Bathroom, 591 sqft Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this brand-new, never-lived-in 1-bedroom, 1-bathroom condo in the sought-after Tamarack Community. The ODIN floor plan offers 648 sq. ft. of bright, open-concept living with quartz countertops, stainless steel appliances, full-height tile backsplashes, and 7― vinyl plank flooring. Enjoy the convenience of in-suite laundry, smart outlets, and a spacious private patio. The building features a heated underground parking stall, secure fob access, intercom system, LED-lit common areas, and a ROOFTOP PATIO with stunning views. Designed for comfort and efficiency, it boasts R20 walls, R40 roof insulation, soundproofing, Low-E windows, and individually metered power. Some images are virtually staged. Located within walking distance to shops, restaurants, a recreation center, and schools, with easy access to transit and major roadways, this home offers modern living with convenience. Backed by the Alberta New Home Warranty, this stylish, low-maintenance condo is a fantastic opportunityâ€"don't miss out!





Built in 2024

### **Essential Information**

MLS® # E4435759 Price \$199,900 **Bedrooms** 1

1.00 **Bathrooms** 

**Full Baths** 1

591

Square Footage Acres 0.00

Year Built 2024

Condo / Townhouse Type

Sub-Type **Lowrise Apartment** 

Style Single Level Apartment

Status Active

# **Community Information**

318 1506 Tamarack Boulevard Address

Area Edmonton Subdivision **Tamarack** City Edmonton **ALBERTA** County

**Province** AB

Postal Code T6T 2J5

## **Amenities**

**Amenities** Rooftop Deck/Patio

**Parking** Stall

#### Interior

Dishwasher-Built-In, Dryer, **Appliances** Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Hot Water, Natural Gas

4 # of Stories **Stories** 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Vinyl, Hardie Board Siding

Exterior Features Airport Nearby, Playground Nearby, Public Transportation, Recreation

Use, Schools, Shopping Nearby

Roof **EPDM Membrane** 

Construction Wood, Stone, Vinyl, Hardie Board Siding Foundation Concrete Perimeter

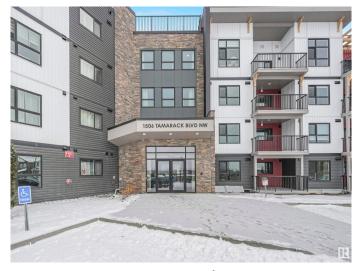
# **Additional Information**

Date Listed May 10th, 2025

Days on Market 56

Zoning Zone 30

Condo Fee \$383



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 July 5th, 2025 at 4:17am MDT