

## \$330,000 - 140 655 Tamarack Road, Edmonton

MLS® #E4429661

**\$330,000**

3 Bedroom, 2.50 Bathroom, 1,400 sqft

Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

**ATTENTION INVESTORS & FIRST-TIME HOME BUYERS!** Welcome to this beautiful 3-bedroom, 2.5-bathroom, three-story townhouse with a 20ft wide **DOUBLE-ATTACHED** garage in Tamarack. This home offers a perfect blend of comfort, luxury, and style. The spacious living and dining areas are filled with natural light, ideal for both relaxation and entertaining. The upper level features 3 bright bedrooms, including a master suite with a 3-piece en-suite and walk-in closet. Enjoy upgraded stainless steel appliances and a brand-new Combi boiler with a 10-year warranty. Located near the Meadows Community Rec Centre, Tamarack Shopping Centre, Walmart, Superstore, ETS Transit, Landmark Theatre, parks, schools, and major roads like the Anthony Henday and Whitemud Freeway.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4429661  |
| Price          | \$330,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,400     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2012              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 3 Storey          |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 140 655 Tamarack Road |
| Area        | Edmonton              |
| Subdivision | Tamarack              |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6T 0N4               |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Front Porch            |
| Parking   | Double Garage Attached |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Stone, Vinyl |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Vinyl |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 22              |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$265   |

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Listing information last updated on April 30th, 2025 at 2:32pm MDT