

## \$215,000 - 107 1506 Tamarack Boulevard, Edmonton

MLS® #E4440769

**\$215,000**

1 Bedroom, 1.00 Bathroom, 789 sqft

Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to Tamarack. This main floor unit is in a prime location, just a two-minute walk from schools, parks, grocery stores, the Meadows Recreation Centre, and public transit. The unit features 1 BEDROOM AND 1 DEN (Currently used as a secondary bedroom), a full bathroom, vinyl plank flooring throughout, and a kitchen equipped with quartz countertops, backsplash, and stainless steel appliances. The primary bedroom includes a generous-sized closet, and the unit also offers in-suite laundry with a stackable washer and dryer. Additional features include underground parking and storage. The building provides a rooftop patio for residents and includes a pet-friendly area within the complex. This property is ideal for first-time homebuyers or investors, with easy access to Anthony Henday Drive and Whitemud Drive.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440769  |
| Price          | \$215,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 789       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2019                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 107 1506 Tamarack Boulevard |
| Area        | Edmonton                    |
| Subdivision | Tamarack                    |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6T 2J5                     |

### Amenities

|           |                                                                                                        |
|-----------|--------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, No Animal Home, No Smoking Home, Rooftop Deck/Patio |
| Parking   | Underground                                                                                            |

### Interior

|              |                                                                                       |
|--------------|---------------------------------------------------------------------------------------|
| Appliances   | Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stacked Washer/Dryer |
| Heating      | Baseboard, Natural Gas                                                                |
| # of Stories | 4                                                                                     |
| Stories      | 1                                                                                     |
| Has Basement | Yes                                                                                   |
| Basement     | None, No Basement                                                                     |

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | Airport Nearby, Golf Nearby, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 60             |

|           |         |
|-----------|---------|
| Zoning    | Zone 30 |
| Condo Fee | \$485   |

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Listing information last updated on August 4th, 2025 at 2:02pm MDT