

## \$259,900 - 408 1506 Tamarack Bv, Edmonton

MLS® #E4449746

**\$259,900**

2 Bedroom, 2.00 Bathroom, 808 sqft

Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Welcome to this modern 2-bed, 2-bath top-floor condo in Tamarack! Enjoy vaulted ceilings, oversized windows, and wide vinyl plank flooring with acoustic underlay. The sleek kitchen offers quartz countertops, a full-height backsplash, Whirlpool stainless steel appliances, and a large island with flush eating ledge. The primary suite features a walk-in closet and ensuite with chrome fixtures and a deep tub/shower combo. Additional highlights include in-suite laundry, smart cable/data wiring, and a fire sprinkler system. Relax on your covered balcony or explore building amenities: rooftop patio, pet park, community garden, and heated underground parking. Steps from shopping, schools, transit, and major routes.

Built in 2019

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449746  |
| Price          | \$259,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 808       |
| Acres          | 0.00      |
| Year Built     | 2019      |



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

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 408 1506 Tamarack Bv |
| Area        | Edmonton             |
| Subdivision | Tamarack             |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6T 2E3              |

### Amenities

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| Amenities | Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Rooftop Deck/Patio |
| Parking   | Underground                                                                                                    |

### Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                    |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Hot Water, Natural Gas                                                                              |
| # of Stories      | 4                                                                                                   |
| Stories           | 4                                                                                                   |
| Has Basement      | Yes                                                                                                 |
| Basement          | None, No Basement                                                                                   |

### Exterior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                       |
| Exterior Features | Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden |
| Roof              | EPDM Membrane                                                                                     |
| Construction      | Wood, Vinyl                                                                                       |
| Foundation        | Concrete Perimeter                                                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 99              |

Zoning                      Zone 30  
Condo Fee                \$539



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