

# \$179,999 - 318 1506 Tamarack Boulevard, Edmonton

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MLS® #E4446660

**\$179,999**

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 7â€• 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€™donâ€™t miss out!



Built in 2025

## Essential Information

MLS® # E4446660

Price \$179,999

|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 591                    |
| Acres          | 0.00                   |
| Year Built     | 2025                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 318 1506 Tamarack Boulevard |
| Area        | Edmonton                    |
| Subdivision | Tamarack                    |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6T 2J5                     |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | Rooftop Deck/Patio |
| Parking   | Stall              |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Hot Water, Natural Gas                                                               |
| # of Stories | 4                                                                                    |
| 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                      July 9th, 2025  
Days on Market                40  
Zoning                              Zone 30  
Condo Fee                        \$383

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