

## \$320,000 - 140 655 Tamarack Road, Edmonton

MLS® #E4442350

**\$320,000**

3 Bedroom, 2.50 Bathroom, 1,400 sqft

Condo / Townhouse on 0.00 Acres

Tamarack, Edmonton, AB

Perfect for Investors or First-Time Buyers! This stylish 3-bedroom, 2.5-bathroom three-storey townhouse in Tamarack features a 20-ft wide double attached garage and a bright, functional layout. The open-concept main floor offers sun-filled living and dining spaces, ideal for entertaining or relaxing. The modern kitchen includes upgraded stainless steel appliances, and a brand-new Combi boiler (with 10-year warranty) adds value and peace of mind. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and private 3-piece ensuite. Ideally located near the Meadows Rec Centre, Tamarack Shopping Centre, Walmart, Superstore, ETS transit, parks, schools, and major routes like Anthony Henday and Whitemud Drive—this home combines convenience, comfort, and long-term value.

Built in 2012

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442350  |
| Price          | \$320,000 |
| 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, Refrigerator, 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    | June 13th, 2025 |
| Days on Market | 58              |

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

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Listing information last updated on August 9th, 2025 at 9:47pm MDT