

## \$569,000 - 463 Tamarack Green, Edmonton

MLS® #E4450307

**\$569,000**

4 Bedroom, 3.50 Bathroom, 1,751 sqft

Single Family on 0.00 Acres

Tamarack, Edmonton, AB

Golden Opportunity for Families! Located right across from A. Blair McPherson School in Tamarack, this is a dream home for families with school-age children & no more school drop-off stress! This well-maintained home offers: 4 bedrooms total (including 1 bedroom + full bathroom in the finished basement) 3.5 bathrooms A spacious bonus room upstairs Double attached garage Large lot with plenty of outdoor space. Centralized Air conditioning & Security system with 5 Cameras included. Recent updates (within the last 2 years) include: New flooring on the main floor Fresh paint throughout the house Homes like this & in this location & rarely come off-market. Don't miss your chance to secure a fantastic family-friendly property in one of Edmonton's most desirable school zones.

Built in 2011

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450307  |
| Price          | \$569,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.50      |
| Full Baths     | 3         |
| Half Baths     | 1         |
| Square Footage | 1,751     |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2011                   |
| Type       | Single Family          |
| Sub-Type   | Detached Single Family |
| Style      | 2 Storey               |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 463 Tamarack Green |
| Area        | Edmonton           |
| Subdivision | Tamarack           |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6T 0J3            |

### Amenities

|           |                                        |
|-----------|----------------------------------------|
| Amenities | Air Conditioner, Deck, No Smoking Home |
| Parking   | Double Garage Attached                 |

### Interior

|                   |                                                                                                                                      |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Humidifier-Power(Furnace), Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                            |
| Fireplaces        | Tile Surround                                                                                                                        |
| Stories           | 3                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                       |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Vinyl                                     |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Vinyl                                     |
| Foundation        | Concrete Perimeter                              |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | A Blair McPherson School |
|------------|--------------------------|

### Additional Information

Date Listed July 30th, 2025

Days on Market 113

Zoning Zone 30

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