

## \$589,000 - 463 Tamarack Green, Edmonton

MLS® #E4450307

**\$589,000**

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	\$589,000
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
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### Additional Information

Date Listed July 30th, 2025

Days on Market 2

Zoning Zone 30

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