

## \$185,000 - 84 Amberly Court, Edmonton

MLS® #E4453415

**\$185,000**

3 Bedroom, 1.00 Bathroom, 1,099 sqft  
Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

**\*\*\*AMBERLY COURT GEM\*\*\* ORIGINAL OWNER, END UNIT, 1099sqft SOUTH FACING, FRONT AND BACK DOOR ACCESS (no one attached at the back) PRIVATE SETTING WITH MATURE TREES, LAMINATE FLOORING THROUGHOUT THE MAIN AND UPPER LEVELS (no carpet)! The main floor offers a closed in mud room with glass door to allow a bright space, large living room with HUGE SOUTH facing window for lots of natural sunlight, a spacious kitchen and dining area that leads to the backyard. Upstairs you have a king sized primary with double closet, 2 other spacious bedrooms and a full washroom. The basement is unfinished and offers a great layout for future development. The hot water tank is new and the furnace was well maintained. The complex is very well managed and offers low condo fees of only \$300 per month along with low property taxes. This is an amazing place for a first time buyer or investor as it is close to many schools, shopping, great services, transportation (LRT is not far) and leisure centres.**

Built in 1974

### Essential Information

MLS® #	E4453415
Price	\$185,000



Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,099
Acres	0.00
Year Built	1974
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	84 Amberly Court
Area	Edmonton
Subdivision	Casselman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2H9

### Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor
Parking	Stall

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

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

### Additional Information

Date Listed	August 16th, 2025
Days on Market	1
Zoning	Zone 02
Condo Fee	\$300

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