

\$189,900 - 35 Amberly Court, Edmonton

MLS® #E4423234

\$189,900

4 Bedroom, 1.00 Bathroom, 1,067 sqft
Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Welcome to this charming and well-maintained home in the desirable Casselman community of Edmonton, Alberta. This cozy 3+1 bedroom house offers a spacious den downstairs, perfect for a home office or guest room and 1 full bath on the upper floor. The finished basement offers additional living space, storage options and laundry room. Enjoy the convenience of a front fenced yard, ideal for pets or children to play safely. The west-facing orientation provides ample natural light throughout the day. Stay comfortable year-round with the included water softener system. This home offers a lot of space and a great practical layout. Don't miss your chance to make this lovely property your new home sweet home!

Built in 1974

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4423234 |
| Price | \$189,900 |
| Bedrooms | 4 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 1,067 |
| Acres | 0.00 |
| Year Built | 1974 |



| | |
|----------|-------------------|
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 35 Amberly Court |
| Area | Edmonton |
| Subdivision | Casselman |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 2H9 |

Amenities

| | |
|-----------|-------------|
| Amenities | See Remarks |
| Parking | No Garage |

Interior

| | |
|--------------|--|
| Appliances | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Water Softener, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

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

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 27th, 2025 |
| Days on Market | 34 |
| Zoning | Zone 02 |
| Condo Fee | \$260 |

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