

# \$264,900 - 70 Amberly Ct Nw, Edmonton

MLS® #E4459569

## \$264,900

3 Bedroom, 2.00 Bathroom, 1,095 sqft

Single Family on 0.06 Acres

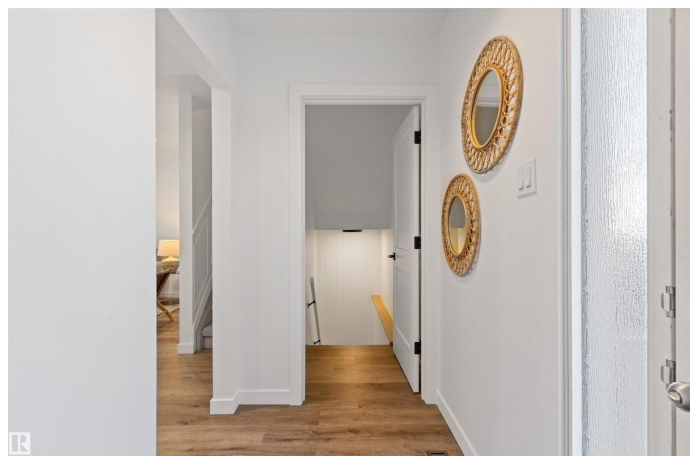
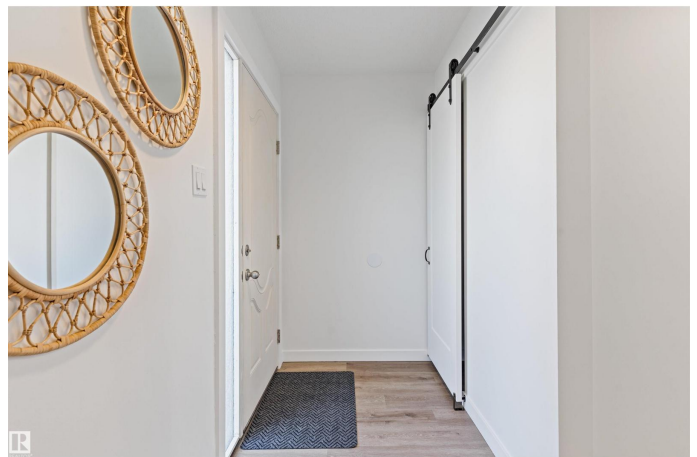
Casselman, Edmonton, Alberta

Welcome to 70 Amberly Court! This charming 1,095 sq ft townhouse offers 3 bedrooms, 2 full bathrooms, and a fully finished basement, perfect for families or first-time buyers. The bright and functional main floor features a spacious living area and a well-designed kitchen with room for dining. Upstairs, you'll find three comfortable bedrooms and a full bath, providing plenty of space for everyone. The finished basement adds valuable living space with a cozy fireplace, ideal for movie nights or a home office setup, along with an additional full bathroom for convenience. Enjoy new windows (2025), high efficiency furnace, upgraded attic insulation, and a private, fenced yard backing a green space – great for summer BBQs or pets. Located in a quiet, family-friendly complex in Northeast Edmonton, you're close to schools, parks, shopping, and easy access to Anthony Henday and Yellowhead. A perfect balance of space, comfort, and value awaits! (id:6289)

Built in 1974

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4459569  |
| Price          | \$264,900 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Square Footage | 1,095     |



|            |                    |
|------------|--------------------|
| Acres      | 0.06               |
| Year Built | 1974               |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 70 Amberly Ct Nw |
| Subdivision | Casselman        |
| City        | Edmonton         |
| Province    | Alberta          |
| Postal Code | T5A0H9           |

### Amenities

|           |                                               |
|-----------|-----------------------------------------------|
| Amenities | Playground, Schools, Shopping                 |
| Features  | Private setting, See remarks, No Smoking Home |
| Parking   | Stall                                         |

### Interior

|              |                                                |
|--------------|------------------------------------------------|
| Appliances   | Dishwasher, Dryer, Refrigerator, Stove, Washer |
| Heating      | Forced air                                     |
| Fireplace    | Yes                                            |
| Fireplaces   | Electric                                       |
| # of Stories | 2                                              |
| Has Basement | Yes                                            |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 24th, 2025 at 12:46pm MDT