

## \$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 | 6                 |
| Zoning         | Zone 02           |
| Condo Fee      | \$300             |

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Listing information last updated on August 22nd, 2025 at 1:47pm MDT