

Courtesy Of Max Segal Of Real Broker

## \$264,900 - 70 Amberly Crest, Edmonton

MLS® #E4459569

**\$264,900**

3 Bedroom, 2.00 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

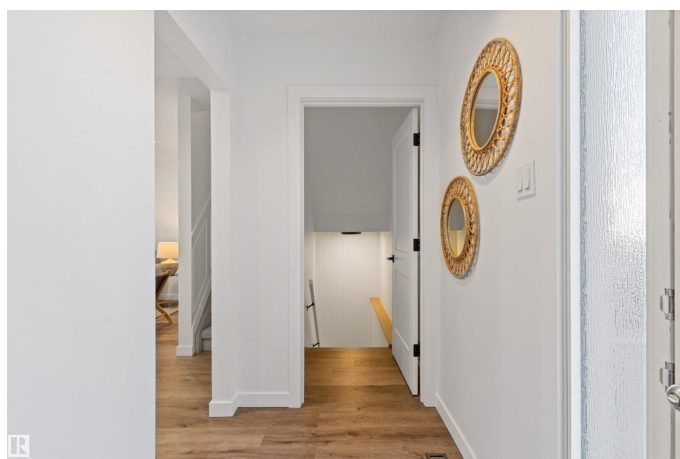
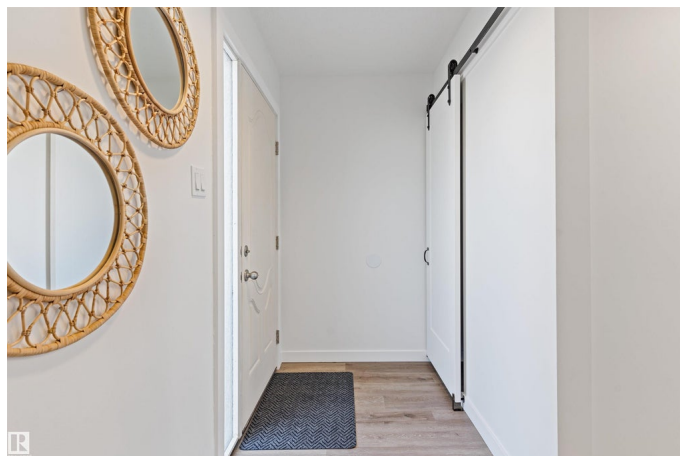
Casselman, Edmonton, AB

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!

Built in 1974

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4459569  |
| Price     | \$264,900 |
| Bedrooms  | 3         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,095             |
| Acres          | 0.00              |
| Year Built     | 1974              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 70 Amberly Crest |
| Area        | Edmonton         |
| Subdivision | Casselman        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 0H9          |

### Amenities

|           |                                     |
|-----------|-------------------------------------|
| Amenities | No Smoking Home, Patio, See Remarks |
| Parking   | Stall                               |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Fireplace    | Yes                                                              |
| Fireplaces   | Insert                                                           |
| Stories      | 3                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Finished                                                   |

### Exterior

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                       |
| Exterior Features | Fenced, Playground Nearby, Private Setting, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                  |
| Construction      | Wood, Vinyl                                                                       |
| Foundation        | Concrete Perimeter                                                                |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 39                   |
| Zoning         | Zone 02              |
| Condo Fee      | \$300                |

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Listing information last updated on November 3rd, 2025 at 12:48pm MST