

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

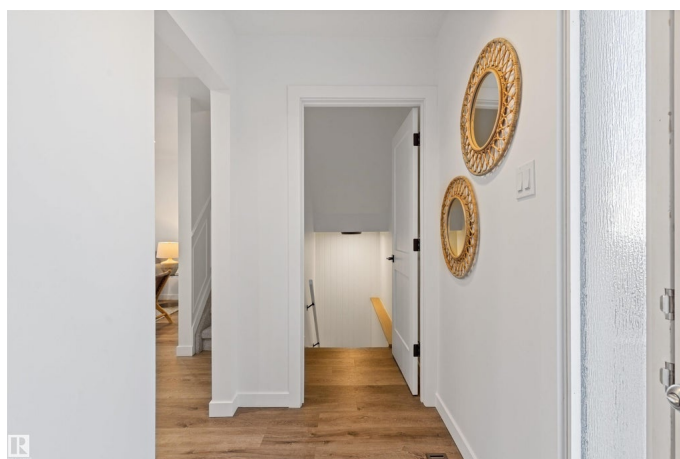
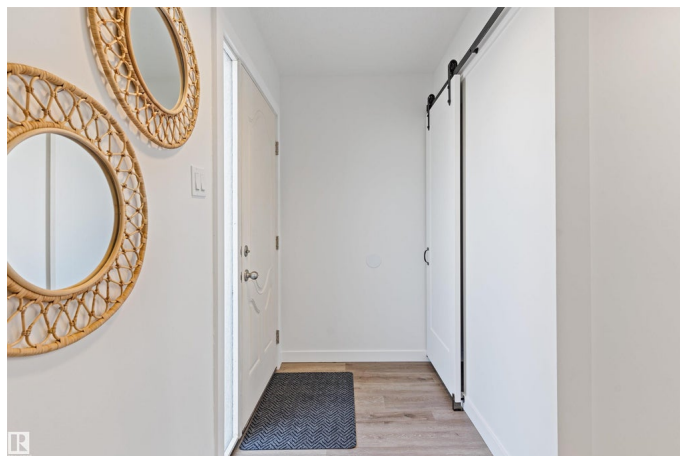
Casselman, Edmonton, AB

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	33
Zoning	Zone 02
Condo Fee	\$300

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 28th, 2025 at 2:03pm MDT