

Courtesy Of Micah Pelster Of Realty Focus

## \$249,900 - 48 Amberly Court, Edmonton

MLS® #E4463476

**\$249,900**

4 Bedroom, 2.00 Bathroom, 1,097 sqft  
Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Tired of cookie-cutter listings? This townhouse actually has PERSONALITY. With 4 bedrooms, 2 full bathrooms, and a FINISHED BASEMENT, it's perfect for first-time buyers or anyone ready to start their rental empire. The main floor flows effortlessly into a kitchen that's open and bigger than it looks - ideal for late-night snacks, messy taco nights, or pretending you're on a cooking show. Upstairs, three cozy bedrooms and a full bath give everyone their own space, while the finished basement includes an additional bedroom and is ready for movie nights, workouts, or your next big idea. Enjoy NEWER WINDOWS, updated siding, and a fenced yard begging for a grill and a sunny afternoon. Tucked in a QUIET, family-friendly complex in Northeast Edmonton, you're close to parks, schools, and shopping. Quirky, functional, and full of good vibes - this isn't just another townhouse; it's your next chapter.

Built in 1974

### Essential Information

MLS® #	E4463476
Price	\$249,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,097
Acres	0.00
Year Built	1974
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	48 Amberly Court
Area	Edmonton
Subdivision	Casselman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2H9

### **Amenities**

Amenities	On Street Parking, Detectors Smoke, See Remarks
Parking	Stall

### **Interior**

Appliances	Dryer, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	October 24th, 2025
Days on Market	11
Zoning	Zone 02
Condo Fee	\$300

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