

## \$265,000 - 62 Amberly Court, Edmonton

MLS® #E4460445

**\$265,000**

3 Bedroom, 1.50 Bathroom, 1,110 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Fully renovated townhouse with low condo fees? Yes, please! This 3 bedroom, 1.5 bathroom townhouse was renovated top to bottom! Enjoy entertaining family and friends in the spacious living room while you prepare treats in a brand new kitchen. Soak in the evening sun on those warm summer days in your West facing fenced yard. With 3 spacious bedrooms and a fully finished basement, you will have plenty of room for the growing family. Located in Casselman, you are surrounded by multiple parks -McLeod, Brintnell, Hollick Kenyon, Casselman, Miller - just to name a few. With easy access to the Yellowhead to the South and Anthony Henday to the North, you'll have easy access to the entire Capital City. This property needs to be seen in person to be fully appreciated! Welcome home!

\*Some photos are virtually staged\*

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4460445  |
| Price          | \$265,000 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,110     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1974              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 62 Amberly Court |
| Area        | Edmonton         |
| Subdivision | Casselman        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 0H9          |

### Amenities

|                |               |
|----------------|---------------|
| Amenities      | Vinyl Windows |
| Parking Spaces | 1             |
| Parking        | Stall         |

### Interior

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

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                         |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                    |
| Construction      | Wood, Vinyl                                                         |
| Foundation        | Concrete Perimeter                                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 17                |

|           |         |
|-----------|---------|
| Zoning    | Zone 02 |
| Condo Fee | \$300   |

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Listing information last updated on October 19th, 2025 at 9:47am MDT