

## \$194,000 - 62 Amberly Court, Edmonton

MLS® #E4434145

**\$194,000**

3 Bedroom, 1.50 Bathroom, 1,097 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Looking for a starter home or a property investment? With just over 1000 sq ft, this home has a spacious layout with a galley style kitchen to accommodate everyone and a living/dining area designed for flexible use of the space. Upstairs there are 3 good-size bedrooms as well as a full bathroom. Plenty of space for families or working from home! The downstairs has an oversized family room, laundry room and ample storage space. With a fully fenced yard, you will have loads of space, and your parking stall is right outside your door. Located in a family-oriented neighbourhood near schools, parks, shopping centres and public transit, this townhouse is ready for you to call it home.

Built in 1974

### Essential Information

MLS® #	E4434145
Price	\$194,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,097
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	Off Street Parking, Patio, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Metal, Vinyl
Exterior Features	Fenced, Golf Nearby, Landscaped, Paved Lane, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Metal, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	20
Zoning	Zone 02
Condo Fee	\$269

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