

## \$189,900 - 5 Amberly Court, Edmonton

MLS® #E4459920

**\$189,900**

3 Bedroom, 1.00 Bathroom, 1,057 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Welcome to this charming 3 bed, 1 bath townhouse condo in Amberly Court! Perfect for first-time buyers or investors, this well-maintained home offers comfortable living in a convenient location. Just steps from McLeod Park and Casselman Park, and close to Manning Towne Centre, Clareview Town Centre, and the LRT. Easy access to major commuter roads makes getting around a breeze. Don't miss this great opportunity in a family-friendly community! The main floor features an open layout with a bright, spacious living room and large front window. The kitchen includes white cabinets and a cozy dining area. Enjoy your private, fenced yard—great for kids, pets, or relaxing outdoors. The unfinished basement offers potential for added space and customization. Move-in ready with loads of potential!

Built in 1974

### Essential Information

MLS® #	E4459920
Price	\$189,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,057
Acres	0.00



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

### Community Information

Address	5 Amberly Court
Area	Edmonton
Subdivision	Casselman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 2H9

### Amenities

Amenities	Off Street Parking, On Street Parking, Detectors Smoke, Parking-Visitor, See Remarks
Parking	Stall

### Interior

Appliances	Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Level Land, No Back Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	McLeod/St Dominic
Middle	Steele Heights/JJ Bowlen
High	ME Lazerte/Arch O Leary

**Additional Information**

Date Listed	September 28th, 2025
Days on Market	1
Zoning	Zone 02
Condo Fee	\$300

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