

## \$220,000 - 33 Amberly Court, Edmonton

MLS® #E4465792

**\$220,000**

3 Bedroom, 2.00 Bathroom, 1,030 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

### RENOVATED, END UNIT TOWNHOUSE.

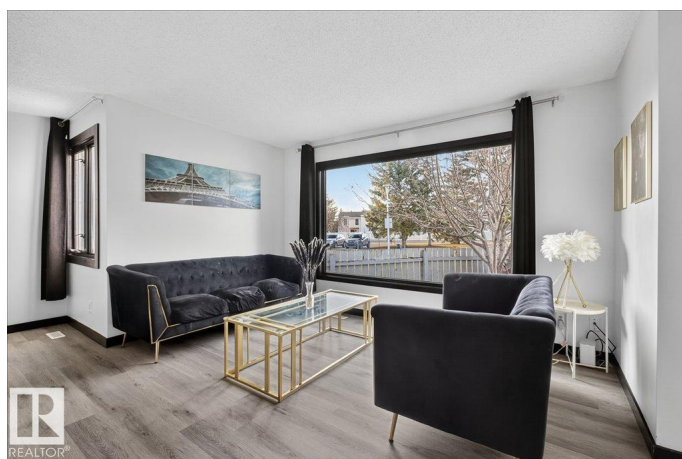
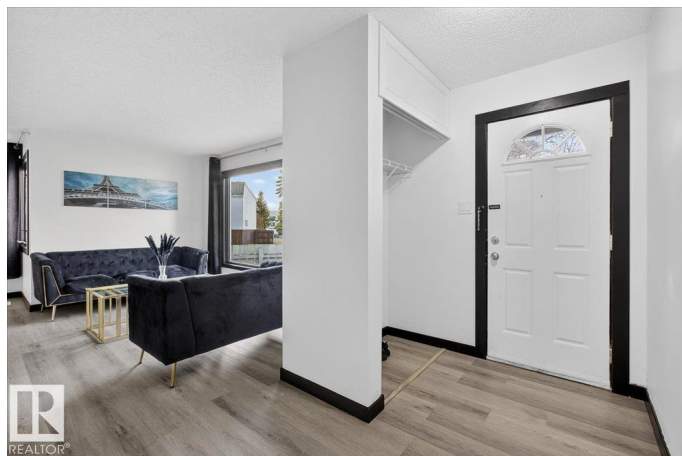
Welcome to Amberly Court! Tucked away on a quiet street in Casselman and steps from parks, schools, transit, shopping & more.

Inside, enjoy the modern feel with fresh paint and new vinyl plank flooring throughout. The bright living room is flooded with natural light from the new front window. The kitchen features floor-to-ceiling cabinetry, granite countertops, and some newer appliances. Upstairs offers new carpet, 3 spacious bedrooms, and a fully renovated 4pc bath with a new vanity, toilet, flooring, tile surround, and tub. The fully finished basement adds a large rec room and another updated 4pc bathroom. Additional perks include a newer water softener, furnace, and an assigned parking stall. This home is move-in ready. Perfect for first-time buyers or investors!

Built in 1974

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4465792  |
| Price          | \$220,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,030     |
| Acres          | 0.00      |



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

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 33 Amberly Court |
| Area        | Edmonton         |
| Subdivision | Casselman        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 2H9          |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

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

### Exterior

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

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Mcleod/St.Dominic          |
| Middle     | Steele Heights/J.J. Bowlen |

High M.E. Lazerte/Archbishop O'

### **Additional Information**

Date Listed November 14th, 2025

Zoning Zone 02

Condo Fee \$300

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Listing information last updated on November 14th, 2025 at 5:18pm MST