

Courtesy Of Max Segal Of Real Broker

## \$254,900 - 70 Amberly Crest, Edmonton

MLS® #E4459569

**\$254,900**

3 Bedroom, 2.00 Bathroom, 1,095 sqft  
Condo / Townhouse on 0.00 Acres

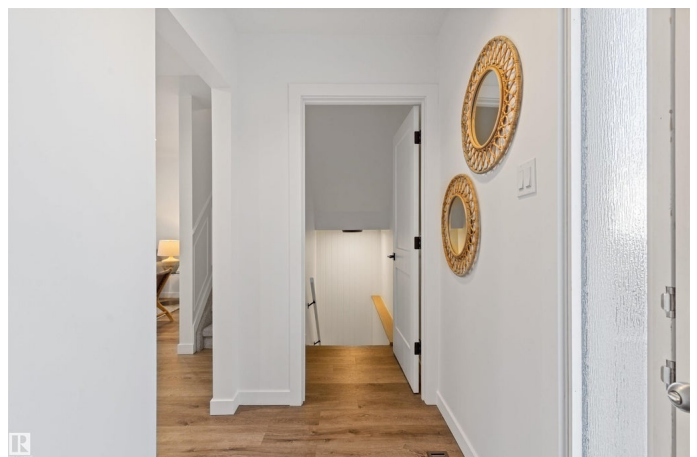
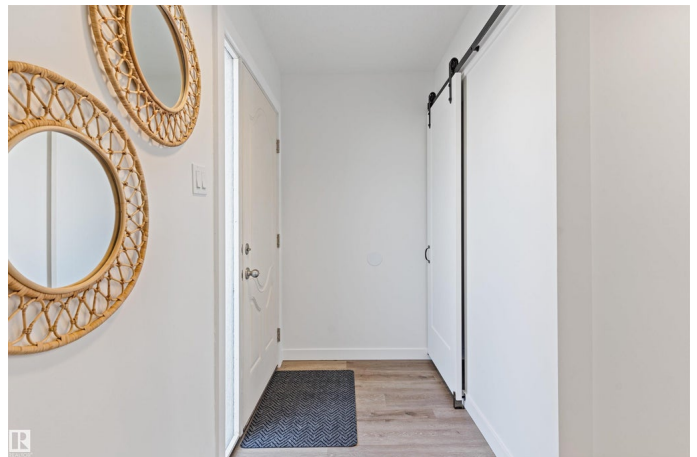
Casselman, Edmonton, AB

Welcome to 70 Amberly Court! This charming 1,095 sq ft townhouse offers 3 bedrooms, 2 full bathrooms, and a fully finished basement, perfect for families or first-time buyers. The bright and functional main floor features a spacious living area and a well-designed kitchen with room for dining. Upstairs, you'll find three comfortable bedrooms and a full bath, providing plenty of space for everyone. The finished basement adds valuable living space with a cozy fireplace, ideal for movie nights or a home office setup, along with an additional full bathroom for convenience. Enjoy new windows (2025), high efficiency furnace, upgraded attic insulation, and a private, fenced yard backing a green space – great for summer BBQs or pets. Located in a quiet, family-friendly complex in Northeast Edmonton, you're close to schools, parks, shopping, and easy access to Anthony Henday and Yellowhead. A perfect balance of space, comfort, and value awaits!

Built in 1974

### Essential Information

MLS® #	E4459569
Price	\$254,900
Bedrooms	3
Bathrooms	2.00



Full Baths	2
Square Footage	1,095
Acres	0.00
Year Built	1974
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	70 Amberly Crest
Area	Edmonton
Subdivision	Casselman
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0H9

### **Amenities**

Amenities	No Smoking Home, Patio, See Remarks
Parking	Stall

### **Interior**

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

### **Exterior**

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

### **Additional Information**

Date Listed	September 25th, 2025
Days on Market	53
Zoning	Zone 02
Condo Fee	\$300

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Listing information last updated on November 17th, 2025 at 3:02pm MST