

## \$249,900 - 48 Amberly Court, Edmonton

MLS® #E4463476

**\$249,900**

4 Bedroom, 2.00 Bathroom, 1,097 sqft

Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Tired of cookie-cutter listings? This townhouse actually has **PERSONALITY**. With 4 bedrooms, 2 full bathrooms, and a **FINISHED BASEMENT**, itâ€™s perfect for first-time buyers or anyone ready to start their rental empire. The main floor flows effortlessly into a kitchen thatâ€™s open and bigger than it looks â€“ ideal for late-night snacks, messy taco nights, or pretending youâ€™re on a cooking show. Upstairs, three cozy bedrooms and a full bath give everyone their own space, while the finished basement includes an additional bedroom and is ready for movie nights, workouts, or your next big idea. Enjoy **NEWER WINDOWS**, updated siding, and a fenced yard begging for a grill and a sunny afternoon. Tucked in a **QUIET**, family-friendly complex in Northeast Edmonton, youâ€™re close to parks, schools, and shopping. Quirky, functional, and full of good vibes â€“ this isnâ€™t just another townhouse; itâ€™s your next chapter.

Built in 1974

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4463476  |
| Price     | \$249,900 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Square Footage | 1,097             |
| Acres          | 0.00              |
| Year Built     | 1974              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 48 Amberly Court |
| Area        | Edmonton         |
| Subdivision | Casselman        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 2H9          |

### Amenities

|           |                                                 |
|-----------|-------------------------------------------------|
| Amenities | On Street Parking, Detectors Smoke, See Remarks |
| Parking   | Stall                                           |

### Interior

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

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 24th, 2025 |
| Days on Market | 5                  |
| Zoning         | Zone 02            |
| Condo Fee      | \$300              |

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Listing information last updated on October 29th, 2025 at 11:47am MDT