

## \$169,950 - 30 Amberly Crest, Edmonton

MLS® #E4463834

**\$169,950**

3 Bedroom, 1.00 Bathroom, 980 sqft  
Condo / Townhouse on 0.00 Acres

Casselman, Edmonton, AB

Well-maintained complex located in a quiet family-friendly neighborhood, walking distance to schools, parks and bus service. This is a great starter for a young family or investment rental. Private fully fenced front yard, provides an ideal space to start a garden or enjoy summer BBQ-ing. The spacious living room offers plenty of space for all your furniture, and a bright, upgraded picture window provides a clear view of the kids playing in the front yard. A convenient dining nook can easily accommodate a table of 4 or 6, opening to a galley kitchen with newer white appliances. Vinyl flooring has been recently installed in the kitchen entryway and bathroom. Two kids' bedrooms upstairs plus a generous master bedroom with double oversized closet. Vinyl flooring in Main bathroom, newer white toilet and bathtub. Upgraded LED lighting, High-Efficiency Furnace, and Hot Water Tank. An undeveloped basement provides an option for a future family room, or extra storage space. Only steps to assigned parking stall.

Built in 1974

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4463834  |
| Price    | \$169,950 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 980               |
| Acres          | 0.00              |
| Year Built     | 1974              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 30 Amberly Crest |
| Area        | Edmonton         |
| Subdivision | Casselman        |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T5A 2H9          |

### **Amenities**

|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| Amenities      | Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Extra, Parking-Visitor |
| Parking Spaces | 1                                                                                      |
| Parking        | Stall                                                                                  |

### **Interior**

|              |                                                                            |
|--------------|----------------------------------------------------------------------------|
| Appliances   | Dryer, Fan-Ceiling, 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 | Fenced, Flat Site, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                      |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | McLeod School         |
| Middle     | Steele Heights School |
| High       | M.E.lazerte           |

**Additional Information**

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

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Listing information last updated on October 29th, 2025 at 3:47pm MDT