

\$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 9:02pm MDT