

\$164,900 - 312 8528 82 Avenue, Edmonton

MLS® #E4428212

\$164,900

2 Bedroom, 2.00 Bathroom, 774 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Immaculate and move-in ready, this 2-bedroom, 2-bathroom home offers exceptional comfort in a sought-after 45+ building. Meticulously maintained and pet-free/smoke-free, it features newer paint, giving it a fresh, modern feel. The kitchen boasts beautiful cabinetry with ample storage, while the open living area is highlighted by a cozy gas fireplace. The primary bedroom includes a full ensuite, and in-suite laundry adds convenience. Enjoy a private balcony, perfect for morning coffee. The unit includes one heated underground parking stall with a storage cage. Building amenities feature a social room for gatherings with the friendly residents and a rentable overnight guest suite.

Located in a peaceful, walkable neighbourhood, this condo is minutes from Whyte Ave's vibrant dining and shopping, yet offers a quiet retreat. With easy access to malls and amenities, this home blends convenience, comfort, and community. Don't miss out!



Built in 2006

Essential Information

MLS® #	E4428212
Price	\$164,900
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	774
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	312 8528 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Y8

Amenities

Amenities	Air Conditioner, Car Wash, No Animal Home, No Smoking Home, Secured Parking, Social Rooms
Parking	Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Backs Onto Park/Trees, Landscaped, Public Transportation

Roof	Asphalt Shingles
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 29th, 2025
Days on Market	23
Zoning	Zone 18
Condo Fee	\$553

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