

## \$164,900 - 319 8528 82 Avenue, Edmonton

MLS® #E4436765

**\$164,900**

2 Bedroom, 2.00 Bathroom, 813 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Fantastic adult 45+ building, move in ready, south facing, open concept, 2 bedroom, 2 bathroom with heated underground parking and a storage cage! The kitchen offers all appliances, ample counter space and storage! The kitchen is open to both the dining area and the living room with gas fireplace. This unit also features in suite laundry and even more storage. The south facing balcony brings in lots of light and has a natural gas BBQ outlet. Amenities include a guest suite, car wash, social room. The condo is minutes to most amenities, close to Mill Creek ravine for river valley walks, and easy access down to Whyte Ave's vibrant dining and shopping.

Built in 2006

### Essential Information

MLS® #	E4436765
Price	\$164,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	813
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment



Style	Single Level Apartment
Status	Active

### Community Information

Address	319 8528 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Y8

### Amenities

Amenities	Air Conditioner, Car Wash, Ceiling 9 ft., Deck, Detectors Smoke, Guest Suite, No Animal Home, No Smoking Home, Secured Parking, Social Rooms, Storage-In-Suite, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Intercom, Oven-Microwave, Refrigerator, Washer
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Masonry
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Corner Lot, Landscaped, Paved Lane, Public Transportation, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Brick, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	9
Zoning	Zone 18
Condo Fee	\$608

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Listing information last updated on May 24th, 2025 at 9:02pm MDT