

## \$162,499 - 302 8528 82 Avenue, Edmonton

MLS® #E4439343

**\$162,499**

1 Bedroom, 1.50 Bathroom, 777 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Shows like new & priced to sell. Renovated 3rd floor, open-concept, air conditioned suite in well maintained high demand, popular building. Upgraded kitchen cabinets, paint & flooring. Flex space can be used as den or second bedroom. Also comes with corner gas fireplace & in-suite storage. Bonnie Doon Shopping Centre, public library and transportation just a few steps away so you will save a fortune on gas. Car wash in secure underground parkade will help save even more money. Parkade parking stall includes lockable storage. Large deck off dining room with great view & natural gas BBQ hookup. Belcanto Court includes an elevator, social room & guest suite for when far away friends visit. This one won't wait till after the game.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439343  |
| Price          | \$162,499 |
| Bedrooms       | 1         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 777       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 302 8528 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Y8            |

### Amenities

|           |                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Deck, Guest Suite, No Animal Home, Party Room, Secured Parking, Security Door, Social Rooms, Storage Cage |
| Parking   | Heated, Insulated, Parkade, Stall, Underground                                                                                       |

### Interior

|                   |                                                                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Intercom, Microwave Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, Curtains and Blinds |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                                                                                                         |
| Fireplaces        | Corner                                                                                                                                                                                                                                      |
| # of Stories      | 4                                                                                                                                                                                                                                           |
| Stories           | 1                                                                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                                                         |
| Basement          | None, See Remarks                                                                                                                                                                                                                           |

### Exterior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                          |
| Exterior Features | Landscaped, Level Land, Paved Lane, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Treed Lot, View City |
| Roof              | Asphalt Shingles                                                                                                             |
| Construction      | Wood, Stone, Stucco                                                                                                          |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 29th, 2025  
Days on Market                65  
Zoning                              Zone 18  
Condo Fee                        \$561

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