

Courtesy Of Wendi Darling Of Century 21 Masters

# **\$167,500 - 325 8528 82 Avenue, Edmonton**

MLS® #E4441127

**\$167,500**

1 Bedroom, 1.50 Bathroom, 787 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this beautifully refreshed 45+ adult living condo on the third floor, featuring stunning new luxury vinyl flooring and calming, freshly painted natural tones. This roomy one-bedroom unit includes a den, two bathrooms, a walk-through closet, and convenient in-suite laundry. Enjoy the cozy corner gas fireplace and a functional kitchen with eating bar. The spacious, east-facing covered balcony, with gas for BBQ is perfect for morning coffee. Comes with one underground parking stall, storage cage, car wash bay, guest suite, and social room. Incredible location beside Bonnie Mall, transit, and vibrant Whyte Avenue—everything you need at your doorstep!

Built in 2006

## **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4441127  |
| Price          | \$167,500 |
| Bedrooms       | 1         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 787       |
| Acres          | 0.00      |
| Year Built     | 2006      |



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

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 325 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, Parking-Visitor, Party Room, Social Rooms, Storage-In-Suite, See Remarks, Storage Cage |
| Parking Spaces | 1  |
| Parking        | Underground  |

### Interior

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

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stone, Stucco  |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stone, Stucco  |
| Foundation        | Concrete Perimeter   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 40             |
| Zoning         | Zone 18        |
| Condo Fee      | \$553          |

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Listing information last updated on July 17th, 2025 at 8:33am MDT