

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

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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 Aveâ€™s vibrant dining and shopping, yet offers a quiet retreat. With easy access to malls and amenities, this home blends convenience, comfort, and community. Donâ€™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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