

\$275,000 - 305 8730 82 Avenue, Edmonton

MLS® #E4430622

\$275,000

2 Bedroom, 2.00 Bathroom, 998 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Only the second time ever this expansive corner unitâ€™the largest floorplan in the buildingâ€™has hit the market! Perfectly positioned on the sought-after south and west-facing side, this condo is flooded with natural light and offers both stunning views and a spacious layout. Inside, youâ€™™ll find quality finishes like hardwood and ceramic tile flooring, high-end cabinetry, and stainless steel appliances. The kitchen is thoughtfully designed with ample storage and workspace. The large primary bedroom features a walk-through closet leading to a 4-piece ensuite. Enjoy full-sized in-suite laundry, a private patio, and heated underground parkingâ€™with the option to add a second stall. Pride of ownership is felt throughout. Located minutes from the University of Alberta, Downtown, the River Valley, and Whyte Aveâ€™this is a rare opportunity you wonâ€™™t want to miss!



Built in 2009

Essential Information

MLS® #	E4430622
Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2

Square Footage	998
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	305 8730 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Z1

Amenities

Amenities	See Remarks
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Corner Lot, Golf Nearby
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 12th, 2025
Days on Market	9
Zoning	Zone 18
Condo Fee	\$526

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 21st, 2025 at 3:17pm MDT