

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

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 | 5                |
| Zoning         | Zone 18          |
| Condo Fee      | \$553            |

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Listing information last updated on April 3rd, 2025 at 6:17am MDT