

## \$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

Priced to sell quickly. Move-in ready and shows very well. Bright, 3rd floor, air conditioned suite in well maintained and popular building. Upgraded kitchen cabinets, paint and flooring. Bonnie Doon Shopping Centre, Edmonton 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. Parking stall includes lockable storage cage. 302 includes large deck off dining room with natural gas BBQ hookup. Deck has great view overlooking south side. Friendly no animal building includes guest Suite for when far away friends visit. Social room/Party room lives up to its name every friday. This could be the one you have been looking for. It won't wait till after the game. Priced to sell.

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, Washer, 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, View Downtown |
| Roof              | Asphalt Shingles                                                                                                                            |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

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

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Listing information last updated on June 16th, 2025 at 5:32pm MDT