

# **\$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	12
Zoning	Zone 18
Condo Fee	\$553

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