

# \$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

Move in ready, shows very well & priced to sell. Bright, 3rd floor, air conditioned suite in well maintained and popular building. Upgraded kitchen cabinets, paint and flooring. Flex space can be used as den, bedroom or additional storage. Bonnie Doon Shopping Centre, 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. Parkade 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. Building has elevator. This could be the one you have been looking for. It won't wait till after the game.

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, 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
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 29th, 2025
Days on Market	36
Zoning	Zone 18
Condo Fee	\$561

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