

## \$255,000 - 319 8730 82 Avenue, Edmonton

MLS® #E4444674

**\$255,000**

2 Bedroom, 2.00 Bathroom, 887 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this wonderful 2 bedroom + 2 bathroom condo located in Bonnie Doon. Immediately you will notice the wide open living area which brings in tons of natural light. There is ample space for a kitchen, dining room, living room, and/or office in this main living area alone! Enjoy your own personal walk-in closet that leads to a 4pc bathroom off the spacious primary bedroom. This unit also has an additional bedroom and bathroom, in-suite laundry, A/C, and a south-facing private patio to watch the beautiful trees in bloom on those warm sunny days. Plus, this unit has an assigned heated underground parking stall. This condo is near Mill Creek Ravine, Bonnie Doon Shopping Centre, LRT, and all the stores, restaurants, and entertainment on Whyte Ave.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4444674  |
| Price          | \$255,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 887       |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 319 8730 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Z1            |

### Amenities

|           |  |
|-----------|--|
| Amenities | Off Street Parking, Air Conditioner, Intercom, Patio, Secured Parking, Security Door |
| Parking   | Stall, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, 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 | Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 27th, 2025 |
| Days on Market | 7               |

|           |         |
|-----------|---------|
| Zoning    | Zone 18 |
| Condo Fee | \$467   |

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 July 4th, 2025 at 6:17pm MDT