

# \$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

Shows like new & priced to sell. Renovated 3rd floor, open-concept, air conditioned suite in well maintained high demand, popular building. Upgraded kitchen cabinets, paint & flooring. Flex space can be used as den or second bedroom. Also comes with corner gas fireplace & in-suite 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. Large deck off dining room with great view & natural gas BBQ hookup. Belcanto Court includes an elevator, social room & quest suite for when far away friends visit. This one 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                72  
Zoning                              Zone 18  
Condo Fee                        \$561

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