

Courtesy Of Suzanne Dudey Of Century 21 Masters

\$169,900 - 224 8528 82 Avenue, Edmonton

MLS® #E4429770

\$169,900

2 Bedroom, 2.00 Bathroom, 1,024 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

This 45+ community in the heart of Bonnie Doon offers a warm and welcoming lifestyle. Situated on the second floor, this spacious corner unit has natural light throughout the day. Step inside and immediately appreciate the 9 ft ceilings, hardwood floors, and an open-concept layout. The stylish U-shaped kitchen features stainless steel appliances and generous counter space. The inviting living area includes a cozy fireplace and a garden door leading out to the patio. The generously sized primary suite offers his-and-hers closets and a private ensuite with a walk-in shower. A second bedroom, ideally situated on the opposite side of the unit, ensures privacy and comes with its own full bathroom. Enjoy year-round comfort with air conditioning, in-suite laundry and storage, plus a heated underground parking stall complete with additional storage. Residents enjoy a strong sense of community with access to a welcoming guest suite, a social room for gatherings and events, and even a car wash bay.

Built in 2006

Essential Information

MLS® # E4429770

Price \$169,900



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,024 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 224 8528 82 Avenue |
| Area | Edmonton |
| Subdivision | Bonnie Doon |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6Z 0Y8 |

Amenities

| | |
|----------------|--|
| Amenities | Air Conditioner, Car Wash, Ceiling 9 ft., Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1 |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Fan Coil, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Mantel, Tile Surround |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Public Swimming Pool, Public Transportation, Shopping Nearby |
| Roof | EPDM Membrane |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 9th, 2025 |
| Days on Market | 11 |
| Zoning | Zone 18 |
| Condo Fee | \$732 |

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Listing information last updated on April 20th, 2025 at 2:17am MDT