

## \$182,000 - 105 8528 82 Avenue, Edmonton

MLS® #E4450716

**\$182,000**

2 Bedroom, 2.00 Bathroom, 769 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Meticulously maintained ground-level 2 bed, 2 bath condo in a quiet 45+ complex. This carpet-free unit features an updated kitchen with cabinets and appliances (2017), brand new washer and dryer, in-suite A/C, and gas BBQ hookup. Enjoy your own front patio, assigned underground heated parking with secure storage, and access to great building amenities including a car wash, guest suite, and social room. Pride of ownership is evident throughout this clean, bright home. Ideal for those seeking comfort, community, and low-maintenance living. Conveniently located near Ritchie Market, and Mill Creek Ravine and, just a 5-minute walk to the LRT, Safeway, Bonnie Doon shopping. A true must-see!

Built in 2006

### Essential Information

MLS® #	E4450716
Price	\$182,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	769
Acres	0.00
Year Built	2006
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	105 8528 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Y8

### Amenities

Amenities	Off Street Parking, Air Conditioner, Car Wash, Closet Organizers, Guest Suite, No Animal Home, No Smoking Home, Patio, Security Door, Social Rooms, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Golf Nearby, Landscaped, Public Transportation, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 1st, 2025
Days on Market	1
Zoning	Zone 18
Condo Fee	\$553

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