

## \$175,000 - 423 8528 82 Avenue, Edmonton

MLS® #E4444140

**\$175,000**

1 Bedroom, 1.50 Bathroom, 784 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Top-floor, south-facing condo in a well-managed 45+ adult building offering great value and location! Enjoy tons of natural light and a large sunny balcony, perfect for relaxing or entertaining. Located just across from Bonnie Doon Mall and Safeway with public transit at your doorstep—plus easy access to the University of Alberta. This bright unit features 9 ft ceilings, air conditioning, gas fireplace, and open-concept living with a large kitchen counter and breakfast bar. The spacious master bedroom includes a walk-through closet and private ensuite. There's also a sizable den, in-suite laundry, heated underground parking, and storage. Condo fees include heat, water, and sewer. Residents have access to a social room, guest suite, and rooftop terrace. Ideal for downsizing or low-maintenance living in a vibrant, convenient location!

Built in 2006

### Essential Information

MLS® #	E4444140
Price	\$175,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	784
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	423 8528 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Y8

### Amenities

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Storage-Locker Room
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 24th, 2025
Days on Market	12
Zoning	Zone 18
Condo Fee	\$561

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