

Courtesy Of Wendi Darling Of Century 21 Masters

## \$167,500 - 325 8528 82 Avenue, Edmonton

MLS® #E4457128

**\$167,500**

1 Bedroom, 1.50 Bathroom, 787 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to this beautifully refreshed 45+ adult living condo on the third floor! This unit boasts stunning new luxury vinyl flooring and calming, freshly painted natural tones throughout. The roomy one-bedroom layout includes a versatile den, two bathrooms, a convenient walk-through closet, and in-suite laundry. Enjoy the cozy corner gas fireplace and a functional kitchen complete with an eating bar. The spacious, east-facing covered balcony, equipped with a gas hookup for your BBQ, is perfect for morning coffee or relaxing evenings. This unit comes with one underground parking stall, a secure storage cage, and access to a car wash bay, guest suite, and social room. The incredible location offers unparalleled convenience, situated next to Bonnie Doon Mall, public transit, and the vibrant Whyte Avenue—everything you need is truly at your doorstep!

Built in 2006

### Essential Information

MLS® #	E4457128
Price	\$167,500
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	787
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	325 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, Parking-Visitor, Party Room, Social Rooms, Storage-In-Suite, See Remarks, Storage Cage
Parking Spaces	1
Parking	Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 9th, 2025
Days on Market	3
Zoning	Zone 18
Condo Fee	\$553

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Listing information last updated on September 12th, 2025 at 4:02am MDT