

Courtesy Of Shane Gwilliam Of Sable Realty

## **\$269,900 - 203 8730 82 Avenue, Edmonton**

MLS® #E4428335

**\$269,900**

2 Bedroom, 2.00 Bathroom, 901 sqft  
Condo / Townhouse on 0.00 Acres

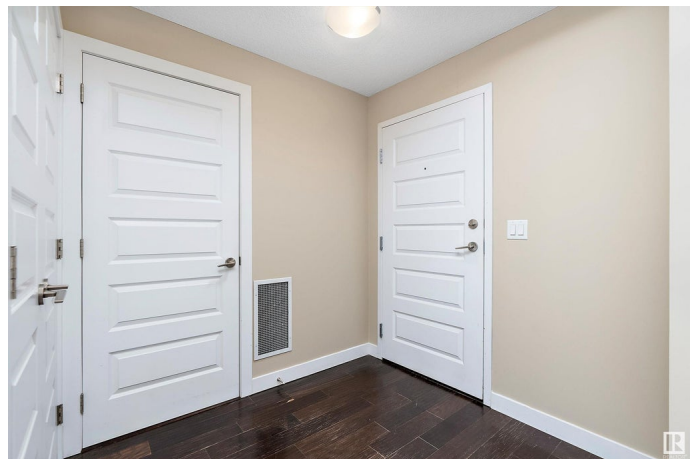
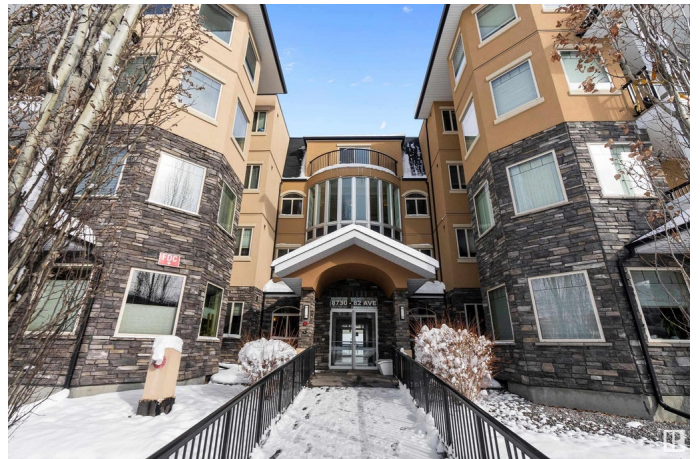
Bonnie Doon, Edmonton, AB

Welcome home to this charming 2 BED/2 BATH unit located in highly desirable BONNIE DOON. Complex is walking distance to almost any amenity one would ever want or need including Bonnie Doon Mall, Medical Facilities, Mill Creek Ravine and the new LRT Valley Line making your daily commute a breeze. The unit offers an open and spacious layout and features NEW PAINT, AIR CONDITIONING, ENGINEERED WOOD FLOORING, and NEUTRAL TONES throughout. KITCHEN offers DARK CABINETS, STAINLESS STEEL APPLIANCES, GLASS TILE BACKSPLASH, and ISLAND w eating bar perfect for entertaining. The living room is very spacious and offers loads of natural light with its south exposure. Both bedrooms are generous in size and primary offers 4 piece ensuite bath. Bedrooms are also on opposite sides of the unit. In-suite WASHER/DRYER and loads of additional storage space. UNDERGROUND/HEATED PARKING perfect for out long and cold Edmonton winter's. Balcony is covered and offers GAS BBQ hookup and great view overlooking Whyte Avenue.

Built in 2009

### **Essential Information**

MLS® #                      E4428335



Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	203 8730 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Z1

### **Amenities**

Amenities	Off Street Parking, Ceiling 9 ft., Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler Sys-Underground, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Brick, Stone
----------	--------------------

Exterior Features	Back Lane, Flat Site, Golf Nearby, Low Maintenance Landscape, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	3
Zoning	Zone 18
Condo Fee	\$471

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 3rd, 2025 at 8:02am MDT