

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	10
Zoning	Zone 18
Condo Fee	\$732

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 19th, 2025 at 3:47am MDT