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

MLS® #E4441140

## \$175,000

2 Bedroom, 2.00 Bathroom, 910 sqft Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

BRIGHT & AIRY! Belcanto Court is the perfect adult condo (45+) located in Bonnie Doon just STEPS TO LRT! Spacious layout with over 900sq feet featuring Air conditioning, HARDWOOD FLOORS, soaring ceilings & cozy gas fireplace. TWO spacious bedrooms & TWO FULL BATHS including the primary w/ large walk in closet & full ensuite. SUNNY kitchen w/ loads of counter space all open to the living & dining. Convenient in suite laundry/storage room. Balcony is perched up with treetop views - enjoy the views of the Canada Day Fireworks! This building is well maintained w/ GUEST SUITE, social room & CAR WASH! This unit comes w/ one u/g parking stall & storage cage. ALL THIS JUST MINS to shopping, River Valley, Downtown and U of A! JUST MOVE IN AND RELAX!



#### **Essential Information**

MLS® # E4441140 Price \$175,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 910

Acres 0.00

Year Built 2006







Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 8528 82 Avenue

Area Edmonton
Subdivision Bonnie Doon
City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0Y9

#### **Amenities**

Amenities Air Conditioner, Car Wash, Ceiling 9 ft., Detectors Smoke, Exterior

Walls- 2"x6", Guest Suite, Intercom, Parking-Visitor, Sprinkler

System-Fire, Vinyl Windows

Parking Parkade, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer

Heating Fan Coil, Natural Gas

Fireplace Yes

Fireplaces Corner

# of Stories 5
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stone, Stucco

Exterior Features Fenced, Landscaped, Paved Lane, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby, View

City

Roof Asphalt Shingles

Construction Wood, Stone, Stucco Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 7th, 2025

7

Days on Market

Zoning Zone 18

Condo Fee \$647

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