

# **\$164,900 - 325 8528 82 Avenue, Edmonton**

MLS® #E4457128

## **\$164,900**

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      | \$164,900 |
| 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 | 37                  |
| Zoning         | Zone 18             |
| Condo Fee      | \$553               |

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 October 16th, 2025 at 9:47am MDT