

## \$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!

Built in 2006

### 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
Days on Market	8
Zoning	Zone 18
Condo Fee	\$647

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