

\$459,000 - 8743 83 Avenue, Edmonton

MLS® #E4448505

\$459,000

3 Bedroom, 3.00 Bathroom, 1,326 sqft
Condo / Townhouse on 0.00 Acres

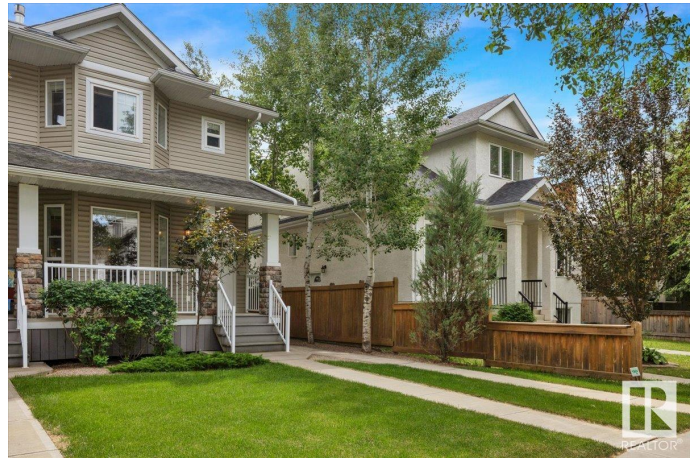
Bonnie Doon, Edmonton, AB

Welcome to Bonny Doon, one of Edmonton's most walkable & vibrant communities! This south-facing 2008-built townhouse offers the perfect balance: just minutes from Whyte Ave, yet tucked away from the noise. Walk to the LRT station, Bonny Doon Mall, cafes, restaurants, all major amenities & beautiful Mill creek Ravine. With a double garage, 3 bedrooms, 4 baths, 3-Sided fireplace, backyard & a fully finished basement, this home suits both professionals & families. Enjoy an open-concept main floor with a spacious living room, dining area, bright kitchen, & 2-piece bath. Upstairs features a large primary bedroom & 2 additional bedrooms. The basement offers a 2pc. bathroom & a large rec room; ideal for a home office or rec room. Excellent condition, self-managed, & a smart alternative to renting or buying a detached home. Great value in an unbeatable location!

Built in 2008

Essential Information

| | |
|------------|-----------|
| MLS® # | E4448505 |
| Price | \$459,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |



| | |
|----------------|-------------------|
| Half Baths | 2 |
| Square Footage | 1,326 |
| Acres | 0.00 |
| Year Built | 2008 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8743 83 Avenue |
| Area | Edmonton |
| Subdivision | Bonnie Doon |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 1B2 |

Amenities

| | |
|-----------|------------------------|
| Amenities | Deck |
| Parking | Double Garage Detached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating | Forced Air-1, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Three Sided |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |

Foundation Concrete Perimeter

School Information

Elementary Rutherford
Middle kenilworth
High McNally

Additional Information

Date Listed July 18th, 2025
Days on Market 13
Zoning Zone 18
Condo Fee \$275

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