

## \$164,000 - 423 8528 82 Avenue, Edmonton

MLS® #E4452207

### \$164,000

1 Bedroom, 1.50 Bathroom, 784 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Top-floor, south-facing condo in a well-managed 45+ adult building offering great value and location! Enjoy tons of natural light and the largest sunny balcony in the building, perfect for relaxing or entertaining. Located just across from Bonnie Doon Mall and Safeway with public transit at your doorstep—plus easy access to the University of Alberta. This bright unit features 9 ft ceilings, air conditioning, gas fireplace, and open-concept living with a large kitchen counter and breakfast bar. New countertops and paint. The spacious master bedroom includes a walk-through closet and private ensuite. There's also a sizable den, in-suite laundry, heated underground parking, and storage. Condo fees include heat, water, and sewer. Residents have access to a social room, guest suite, and rooftop terrace. Ideal for downsizing or low-maintenance living in a vibrant, convenient location!

Built in 2006

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4452207  |
| Price      | \$164,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                        |
|----------------|------------------------|
| Half Baths     | 1                      |
| Square Footage | 784                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 423 8528 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Y8            |

### Amenities

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Storage-Locker Room |
| Parking Spaces | 1                                                                                                                                                                     |
| Parking        | Heated, Underground                                                                                                                                                   |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Fireplace         | Yes                                                              |
| Fireplaces        | Tile Surround                                                    |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 9th, 2025 |
| Days on Market | 74               |
| Zoning         | Zone 18          |
| Condo Fee      | \$561            |

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Listing information last updated on October 22nd, 2025 at 10:47am MDT