

Courtesy Of Sara J Kalke Of RE/MAX Real Estate

## \$235,000 - 118 8730 82 Avenue, Edmonton

MLS® #E4425364

**\$235,000**

2 Bedroom, 2.00 Bathroom, 876 sqft  
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

2 BED 2 BATH CONDO IN BONNIE DOON WITH CENTRAL A/C! Welcome to this bright and open 2 bedroom, 2 bathroom condo, offering modern updates and thoughtful upgrades in a prime location. The open-concept layout is warm and inviting, with south-facing windows bringing in natural light. The kitchen features stainless steel appliances, an updated fridge and dishwasher, and an island with an eating bar for extra prep space and storage. The living room is spacious and has custom shutters for added privacy. The bedrooms are on opposite sides of the living space - the primary suite has a walk-through closet featuring custom organizers and a full ensuite. The second bedroom has a second full bathroom next to it. Enjoy the convenience of in-suite laundry / storage, and central A/C. You'll love the covered patio with a gas BBQ hookup, ideal for morning coffee or evening grilling. Includes heated underground parking stall right next to the stairs. Great location close to coffee shops, restaurants and Mill Creek Ravine!

Built in 2009

### Essential Information

MLS® #	E4425364
Price	\$235,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	876
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	118 8730 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Z1

### Amenities

Amenities	Air Conditioner, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Park/Reserve, Paved Lane, Playground Nearby, Public

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

Roof Asphalt Shingles  
Construction Wood, Brick, Stucco  
Foundation Concrete Perimeter

### **Additional Information**

Date Listed March 12th, 2025  
Days on Market 2  
Zoning Zone 18  
Condo Fee \$471

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