# \$269,900 - 203 8730 82 Avenue, Edmonton

MLS® #E4428335

### \$269,900

2 Bedroom, 2.00 Bathroom, 901 sqft Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome home to this charming 2 BED/2 BATH unit located in highly desirable BONNIE DOON. Complex is walking distance to almost any amenity one would ever want or need including Bonnie Doon Mall, Medical Facilities, Mill Creek Ravine and the new LRT Valley Line making your daily commute a breeze. The unit offers an open and spacious layout and features NEW PAINT, AIR CONDITIONING, ENGINEERED WOOD FLOORING, and **NEUTRAL TONES throughout. KITCHEN** offers DARK CABINETRY, STAINLESS STEEL APPLIANCES, GLASS TILE BACKSPLASH, and ISLAND w eating bar perfect for entertaining. The living room is very spacious and offers loads of natural light with its south exposure. Both bedrooms are generous in size and primary offers 4 piece ensuite bath. Bedrooms are also on opposite sides of the unit. In-suite WASHER/DRYER and loads of additional storage space. UNDERGROUND/HEATED PARKING perfect for out long and cold Edmonton winter's. Balcony is covered and offers GAS BBQ hookup and great view overlooking Whyte Avenue.







Built in 2009

### **Essential Information**

MLS® #

E4428335

Price	\$269,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	901
Acres	0.00
Year Built	2009
Туре	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

# **Community Information**

Address	203 8730 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Z1

### Amenities

Amenities	Off Street Parking, Ceiling 9 ft., Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler Sys-Underground, Storage-In-Suite
Parking Spaces	1
Parking	Heated, Underground

## Interior

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

Exterior Wood, Brick, Stone

Exterior Features	Back Lane, Flat Site, Golf Nearby, Low Maintenance Landscape,	
	Playground Nearby, Public Transportation, Schools, Shopping Nearby	
Roof	Asphalt Shingles	
Construction	Wood, Brick, Stone	
Foundation	Concrete Perimeter	

#### **Additional Information**

Date Listed	March 31st, 2025
Days on Market	12
Zoning	Zone 18
Condo Fee	\$471

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Listing information last updated on April 12th, 2025 at 3:47am MDT