

## \$224,500 - 107 8730 82 Avenue, Edmonton

MLS® #E4459098

**\$224,500**

2 Bedroom, 1.00 Bathroom, 703 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Open concept, main floor home with modern finishes & high ceilings. Kitchen has plenty of cupboards, under cabinet lighting, a 5' island with an eating counter, SS appliances. Living room with sliding door to a 12' covered, concert patio (gas-line for year-round BBQ-ing). Good size Primary bedroom: 2 opener windows & huge closet. Den or smaller 2nd bedroom (sprinklered /no window) & 4-piece Bath. Linen adds additional storage. Laundry/Utility: Front load (vibration reduction) stacking Washer & Dryer; 1 year old Heating/Air conditioning system/programmable thermostat; electrical & communication panels. Large windows brighten the home year-round. Oversized, underground parking stall with no vehicles on either side. Quiet & convenient. Fantastic Bonnie Doon location just steps to shopping, LRT stop, Campus St. Jean & Mill Creek Ravine. Ideal, affordable home offering a well-managed complex, reasonable condo fees & strong reserve fund. Plenty of parking out front. Make it Home. Suite images Virtually Staged.

Built in 2009

### Essential Information

MLS® # E4459098

Price \$224,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 703                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 107 8730 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Z1            |

### Amenities

|                |                                                                                                                                                                                                                      |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Intercom, Low Flw/Dual Flush Toilet, Parking-Visitor, Patio, Smart/Program. Thermostat, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                    |
| Parking        | Heated, Over Sized, Underground                                                                                                                                                                                      |

### Interior

|              |                                                                                                                                                  |
|--------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Heat Pump, Natural Gas                                                                                                                           |
| # of Stories | 4                                                                                                                                                |
| Stories      | 1                                                                                                                                                |
| Has Basement | Yes                                                                                                                                              |
| Basement     | None, No Basement                                                                                                                                |

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Back Lane, Flat Site, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                        |
| Construction      | Wood, Stone, Stucco                                                                                     |
| Foundation        | Concrete Perimeter                                                                                      |

**School Information**

|            |                  |
|------------|------------------|
| Elementary | Rutherford 0.6KM |
| Middle     | Kenilworth 2KM   |
| High       | McNally 3.4KM    |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 23rd, 2025 |
| Days on Market | 13                   |
| Zoning         | Zone 18              |
| Condo Fee      | \$371                |

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Listing information last updated on October 6th, 2025 at 5:47pm MDT