

\$175,000 - 8528 82 Avenue, Edmonton

MLS® #E4441140

\$175,000

2 Bedroom, 2.00 Bathroom, 910 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

BRIGHT & AIRY! Belcanto Court is the perfect adult condo (45+) located in Bonnie Doon just **STEPS TO LRT!** Spacious layout with over 900sq feet featuring Air conditioning, **HARDWOOD FLOORS**, soaring ceilings & cozy gas fireplace. **TWO** spacious bedrooms & **TWO FULL BATHS** including the primary w/ large walk in closet & full ensuite. **SUNNY** kitchen w/ loads of counter space all open to the living & dining. Convenient in suite laundry/storage room. Balcony is perched up with treetop views - enjoy the views of the Canada Day Fireworks! This building is well maintained w/ **GUEST SUITE**, social room & **CAR WASH!** This unit comes w/ one u/g parking stall & storage cage. **ALL THIS JUST MINS** to shopping, River Valley, Downtown and U of A! **JUST MOVE IN AND RELAX!**

Built in 2006

Essential Information

| | |
|----------------|-----------|
| MLS® # | E4441140 |
| Price | \$175,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 910 |
| Acres | 0.00 |
| Year Built | 2006 |



| | |
|----------|------------------------|
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------|
| Address | 8528 82 Avenue |
| Area | Edmonton |
| Subdivision | Bonnie Doon |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0Y9 |

Amenities

| | |
|-----------|--|
| Amenities | Air Conditioner, Car Wash, Ceiling 9 ft., Detectors Smoke, Exterior Walls- 2"x6", Guest Suite, Intercom, Parking-Visitor, Sprinkler System-Fire, Vinyl Windows |
| Parking | Parkade, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dryer, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating | Fan Coil, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Corner |
| # of Stories | 5 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Stucco |
| Exterior Features | Fenced, Landscaped, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, View City |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | June 7th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 18 |
| Condo Fee | \$647 |

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Listing information last updated on June 15th, 2025 at 6:32pm MDT