

## \$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 | 9              |
| Zoning         | Zone 18        |
| Condo Fee      | \$647          |

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Listing information last updated on June 16th, 2025 at 1:32am MDT