

## \$245,000 - 103 8730 82 Avenue, Edmonton

MLS® #E4459713

**\$245,000**

2 Bedroom, 2.00 Bathroom, 890 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to Madison on Whyte! This modern condo is PET-FRIENDLY with no size restrictions! Located in beautiful Bonnie Doon, close to public transit, downtown and the University, plus the River Valley and Mill Creek Ravine. This unique main floor unit offers its own gated patio and FRONT DOOR, with direct access to street parking and green space in front of the building. Stepping into the unit youâ€™ll find an open-concept layout with 9ft ceilings and tons of natural light, plus brand-new vinyl plank floors and fresh paint. The south-facing living room is open and sunny, with 4 large windows and access to the outdoor patio. The dining space is perfect for entertaining, and the modern kitchen offers stainless appliances, a large island and plenty of storage. The comfortable primary suite features a walk-through closet and full ensuite. Youâ€™ll also find a large second bedroom, another full bath and a laundry room with full-size washer and dryer, plus built-in air conditioning and an underground parking stall.

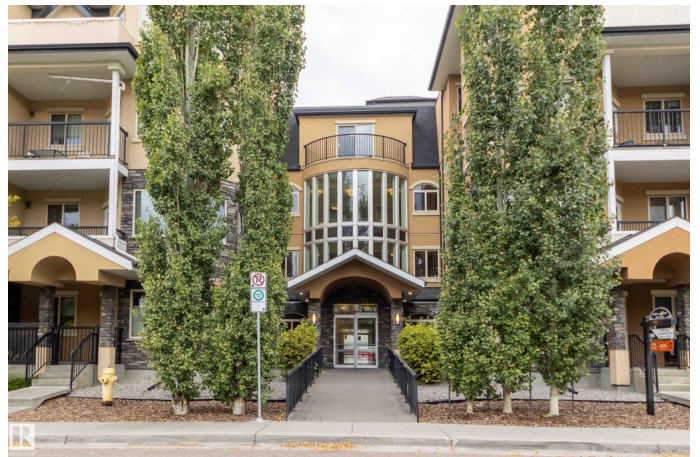
Built in 2009

### Essential Information

MLS® # E4459713

Price \$245,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	890
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	103 8730 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Z1

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 9 ft., No Smoking Home, Parking-Extra, Parking-Visitor, Patio, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby,

	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **School Information**

Elementary	Rutherford School
Middle	Kenilworth School
High	McNally High School

### **Additional Information**

Date Listed	September 26th, 2025
Zoning	Zone 18
Condo Fee	\$471

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Listing information last updated on September 26th, 2025 at 5:02pm MDT