

\$169,000 - 423 8528 82 Avenue, Edmonton

MLS® #E4452207

\$169,000

1 Bedroom, 1.50 Bathroom, 784 sqft

Condo / Townhouse on 0.00 Acres

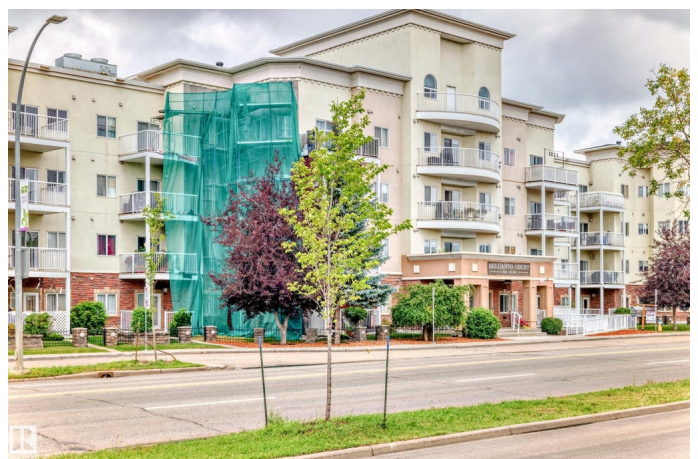
Bonnie Doon, Edmonton, AB

Top-floor, south-facing condo in a well-managed 45+ adult building offering great value and location! Enjoy tons of natural light and the largest sunny balcony in the building, perfect for relaxing or entertaining. Located just across from Bonnie Doon Mall and Safeway with public transit at your doorstep—plus easy access to the University of Alberta. This bright unit features 9 ft ceilings, air conditioning, gas fireplace, and open-concept living with a large kitchen counter and breakfast bar. New countertops and paint. The spacious master bedroom includes a walk-through closet and private ensuite. There's also a sizable den, in-suite laundry, heated underground parking, and storage. Condo fees include heat, water, and sewer. Residents have access to a social room, guest suite, and rooftop terrace. Ideal for downsizing or low-maintenance living in a vibrant, convenient location!

Built in 2006

Essential Information

MLS® #	E4452207
Price	\$169,000
Bedrooms	1
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	784
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	423 8528 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Y8

Amenities

Amenities	Air Conditioner, Car Wash, Detectors Smoke, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Recreation Room/Centre, Storage-Locker Room
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 9th, 2025
Days on Market	61
Zoning	Zone 18
Condo Fee	\$561

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Listing information last updated on October 9th, 2025 at 3:32am MDT