

Courtesy Of Andrea J Engel Of MaxWell Devonshire Realty

\$175,000 - 127 8528 82 Avenue, Edmonton

MLS® #E4424189

\$175,000

2 Bedroom, 2.00 Bathroom, 1,173 sqft
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

This impeccable home lives like an 1173 sq-ft bungalow but without the worry & hassle of house ownership. Welcome to centrally located Belcanto Court in Bonnie Doon, with LRT & bus service just out the front door. For those age 45 or better, this main-floor condo delivers two full bathrooms, plus two well-sized bedrooms and a den, so you'll never have to compromise on space. The kitchen features a smart working layout, along with a dining room that can handle large furniture pieces. Bright living room with many windows, lovely hardwood floors, 9-ft ceilings. There's a gas fireplace for winter, and central air conditioning to keep you cool in summer. Enjoy the large covered balcony, complete with new dura finishing and a BBQ gasline. Elevator takes you to the heated parkade containing your parking stall, storage unit and a carwash. Well maintained building with a guest suite, social room, no pets. Located close to grocery store & other major shopping, restaurants, library, swimming pool, transit.

Built in 2006

Essential Information

MLS® #	E4424189
Price	\$175,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,173
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	127 8528 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Y8

Amenities

Amenities	Air Conditioner, Car Wash, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Parkade, Stall, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Fan Coil, Natural Gas
Fireplace	Yes
Fireplaces	Corner
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	March 6th, 2025
Days on Market	6
Zoning	Zone 18
Condo Fee	\$865

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Listing information last updated on March 12th, 2025 at 2:32pm MDT