

Courtesy Of Mahsa Jalali Of Exp Realty

## \$209,900 - 414 8730 82 Avenue, Edmonton

MLS® #E4424720

**\$209,900**

1 Bedroom, 1.00 Bathroom, 776 sqft  
Condo / Townhouse on 0.00 Acres

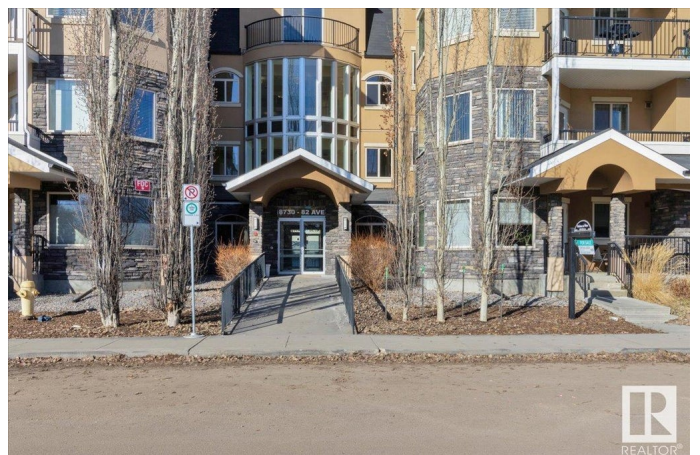
Bonnie Doon, Edmonton, AB

This top-floor Whyte Ave condo offers stunning downtown skyline views from the quiet side of the building! Enjoy your private balconyâ€™”perfect for morning coffee or evening BBQs with a gas hookup. The bright, open-concept layout is warm and inviting, with a spacious living area that flows seamlessly into the modern kitchen, featuring crisp white cabinetry, stainless steel appliances, and a stylish tiled backsplash. A center island with an eating bar provides great prep space and additional storage. The large primary bedroom boasts a generous closet and the same fantastic views as the living room. The bathroom includes ceramic tile flooring and extra mirrored storage to keep things organized. The versatile den makes a great home office or flex space, while in-suite laundry adds convenience. Heated underground parking with an extra-long stall completes the package. Located in Bonnie Doon, just minutes from shopping, the river valley, downtown, and the University, with LRT access for easy commuting.

Built in 2009

### Essential Information

MLS® #	E4424720
Price	\$209,900



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	776
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	414 8730 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Z1

### **Amenities**

Amenities	On Street Parking, Barbecue-Built-In, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Sprinkler System-Fire, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Underground

### **Interior**

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Brick, Stucco
Exterior Features	Back Lane, Park/Reserve, Paved Lane, Playground Nearby, Public

Swimming Pool, Public Transportation, Schools, Shopping Nearby, View Downtown

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

### **School Information**

Elementary Rutherford School  
Middle Donnan School  
High Strathcona School

### **Additional Information**

Date Listed March 7th, 2025  
Days on Market 5  
Zoning Zone 18  
Condo Fee \$371

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Listing information last updated on March 12th, 2025 at 4:02pm MDT