

## \$459,000 - 8743 83 Avenue, Edmonton

MLS® #E4448505

**\$459,000**

3 Bedroom, 3.00 Bathroom, 1,326 sqft  
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to Bonny Doon, one of Edmonton's most walkable & vibrant communities! This south-facing 2008-built townhouse offers the perfect balance: just minutes from Whyte Ave, yet tucked away from the noise. Walk to the LRT station, Bonny Doon Mall, cafes, restaurants, all major amenities & beautiful Mill creek Ravine. With a double garage, 3 bedrooms, 4 baths, 3-Sided fireplace, backyard & a fully finished basement, this home suits both professionals & families. Enjoy an open-concept main floor with a spacious living room, dining area, bright kitchen, & 2-piece bath. Upstairs features a large primary bedroom & 2 additional bedrooms. The basement offers a 2pc. bathroom & a large rec room; ideal for a home office or rec room. Excellent condition, self-managed, & a smart alternative to renting or buying a detached home. Great value in an unbeatable location!

Built in 2008

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4448505  |
| Price      | \$459,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 2                 |
| Square Footage | 1,326             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 8743 83 Avenue |
| Area        | Edmonton       |
| Subdivision | Bonnie Doon    |
| City        | Edmonton       |
| County      | ALBERTA        |
| Province    | AB             |
| Postal Code | T6C 1B2        |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck                   |
| Parking   | Double Garage Detached |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                   |
| Fireplace         | Yes                                                                                                                         |
| Fireplaces        | Three Sided                                                                                                                 |
| Stories           | 3                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | Full, Finished                                                                                                              |

### Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                              |
| Exterior Features | Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                |
| Construction      | Wood, Stone, Vinyl                                                                                              |

Foundation                Concrete Perimeter

**School Information**

Elementary                Rutherford  
Middle                      kenilworth  
High                        McNally

**Additional Information**

Date Listed                July 18th, 2025  
Days on Market        19  
Zoning                      Zone 18  
Condo Fee                \$275

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