

## **\$172,800 - 208 8528 82 Avenue, Edmonton**

MLS® #E4464241

**\$172,800**

2 Bedroom, 2.00 Bathroom, 941 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

**CORNER END UNIT!** This gem has 2 beds, 2 baths, **AIR CONDITIONING**, 9-ft ceilings, **GLEAMING HARDWOOD** & upgrades throughout. Extremely well maintained by original owners. Freshly painted; move-in ready! The kitchen and living spaces are open concept. Loads of windows, natural light, and a cozy gas fireplace. The large west-facing balcony is your outdoor oasis and features a natural gas hook-up for the BBQ. The ultra-quiet & spacious primary suite has a walk-through closet that leads to your well equipped 3-pc ensuite bath. Another bed & bath are on the other side of the unit; minimal sound transfer! **IN-SUITE LAUNDRY** (machines less than 2 yrs old) and ample storage. You also have an assigned **UNDERGROUND PARKING STALL** to keep your vehicle warm all winter, along with a storage cage for your seasonal items. Belcanto Court is a 45+ building that has a real sense of community and fantastic amenities including a car wash in the heated parkade, a social room, and a guest suite. Bonnie Doon Mall & transit steps away!

Built in 2006

### **Essential Information**

MLS® # E4464241

Price \$172,800



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 941                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 208 8528 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Y8            |

### Amenities

|           |                                                                                                            |
|-----------|------------------------------------------------------------------------------------------------------------|
| Amenities | Car Wash, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Social Rooms, Storage Cage |
| Parking   | Underground                                                                                                |

### Interior

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

### Exterior

|          |                     |
|----------|---------------------|
| Exterior | Wood, Stone, Stucco |
|----------|---------------------|

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Flat Site, Shopping Nearby |
| Roof              | Asphalt Shingles           |
| Construction      | Wood, Stone, Stucco        |
| Foundation        | Concrete Perimeter         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 31st, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 18            |
| Condo Fee      | \$678              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 4th, 2025 at 4:17am MST