

## \$154,900 - 130 8528 82 Avenue, Edmonton

MLS® #E4447173

**\$154,900**

1 Bedroom, 1.50 Bathroom, 755 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Situated right in the heart of the popular Bonnie Doon area, with ease of walking to all amenities, this bright and spacious 1-bedroom + den condo offers comfort, convenience, and style in a vibrant 45+ community. Inside, an open-concept layout seamlessly connects the kitchen, dining, and living areas—highlighted by a cozy gas fireplace and filled with natural light. Step through to a spacious North facing patio, perfect for relaxing or entertaining. Enjoy peace of mind with recent upgrades including a new washer, dryer, and dishwasher. The primary bedroom features a walk-through closet and a full private ensuite. A powder room, versatile den, and in-suite laundry with storage make this space as functional as it is inviting. Belcanto Court also offers fantastic amenities like a guest suite, social room, car wash, and secure underground parking with storage. Just minutes from Mill Creek Ravine, transit, shopping, groceries, and all the charm and energy of Whyte Avenue.

Built in 2006

### Essential Information

MLS® #	E4447173
Price	\$154,900
Bedrooms	1
Bathrooms	1.50



Full Baths	1
Half Baths	1
Square Footage	755
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	130 8528 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Y8

### Amenities

Amenities	On Street Parking, Car Wash, Guest Suite, Intercom, Secured Parking, Security Door, Social Rooms
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
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, Brick, Stucco
Exterior Features	Back Lane, Playground Nearby, Public Swimming Pool, Schools,

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

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	9
Zoning	Zone 18
Condo Fee	\$553

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