

**\$179,000 - 105 8528 82 Avenue, Edmonton**

MLS® #E4450716

**\$179,000**

2 Bedroom, 2.00 Bathroom, 769 sqft  
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Meticulously maintained ground-level 2 bed, 2 bath condo in a quiet 45+ complex. This carpet-free unit features an updated kitchen with cabinets and appliances (2017), brand new washer and dryer, in-suite A/C, and gas BBQ hookup. Enjoy your own front patio, assigned underground heated parking with secure storage, and access to great building amenities including a car wash, guest suite, and social room. Pride of ownership is evident throughout this clean, bright home. Ideal for those seeking comfort, community, and low-maintenance living. Conveniently located near Ritchie Market, and Mill Creek Ravine and, just a 5-minute walk to the LRT, Safeway, Bonnie Doon shopping. A true must-see!

Built in 2006

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | E4450716          |
| Price          | \$179,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 769               |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 105 8528 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Y8            |

### Amenities

|                |                                                                                                                                                                                                            |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Off Street Parking, Air Conditioner, Car Wash, Closet Organizers, Guest Suite, No Animal Home, No Smoking Home, Patio, Security Door, Social Rooms, Storage-In-Suite, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                                          |
| Parking        | Heated, Parkade, Underground                                                                                                                                                                               |

### Interior

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

### Exterior

|                   |                                                                 |
|-------------------|-----------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                    |
| Exterior Features | Golf Nearby, Landscaped, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                |
| Construction      | Wood, Stucco                                                    |
| Foundation        | Concrete Perimeter                                              |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 1st, 2025 |
| Days on Market | 19               |
| Zoning         | Zone 18          |
| Condo Fee      | \$553            |

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 August 20th, 2025 at 7:47pm MDT