

## \$162,500 - 328 8528 82 Avenue, Edmonton

MLS® #E4439635

### \$162,500

1 Bedroom, 1.50 Bathroom, 776 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Bright & Modern 1-Bedroom + Den in Belcanto Court (45+ Community) Discover stylish living in this renovated 3rd-floor suite featuring newer vinyl plank flooring, updated appliances and 9-ft ceilings with crown molding. An open-concept kitchen, dining and living area with a corner gas fireplace creates a warm, inviting atmosphere. Step onto the large balcony with a gas BBQ hookup for outdoor relaxation. The primary suite boasts a walk-through closet leading to a full ensuite bathroom. A powder room, den, and laundry/storage room complete this functional space. Belcanto Court offers a guest suite, social room, and car wash, plus secure underground parking with attached storage. Conveniently located near public transport, shopping, groceries, public swimming, Mill Creek Ravine, and Whyte Avenue.

Built in 2006

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4439635  |
| Price          | \$162,500 |
| Bedrooms       | 1         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 776       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2006                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 328 8528 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Y8            |

### Amenities

|                |                                                                                                                                                                       |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Car Wash, Detectors Smoke, Guest Suite, Intercom, No Animal Home, No Smoking Home, Social Rooms, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                     |
| Parking        | Heated, Underground                                                                                                                                                   |

### Interior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                              |
| Appliances        | Dishwasher-Built-In, Garage Control, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Fan Coil, Water                                                                                                               |
| Fireplace         | Yes                                                                                                                           |
| Fireplaces        | Corner                                                                                                                        |
| # of Stories      | 4                                                                                                                             |
| Stories           | 1                                                                                                                             |
| Has Basement      | Yes                                                                                                                           |
| Basement          | None, No Basement                                                                                                             |

### Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                |
| Exterior Features | Back Lane, Low Maintenance Landscape, Public Swimming Pool, Public Transportation, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 30th, 2025 |
| Days on Market | 64             |
| Zoning         | Zone 18        |
| Condo Fee      | \$561          |

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 2nd, 2025 at 2:32am MDT