

## **\$279,900 - 301 8730 82 Avenue, Edmonton**

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MLS® #E4436118

**\$279,900**

2 Bedroom, 2.00 Bathroom, 974 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

This 3rd floor condo on Whyte Avenue is only a 20 minute walk to the U of A! This is not your typical apartment. This one offers a generous front entry way with large storage closet and in suite laundry. Perfect little dining area with enough space for a large table. The entire level of this place has gorgeous windows throughout perfect for the green thumb. You also get to enjoy a nice large deck to relax and unwind in the evening or coffee in the morning. The master bedroom has a very large walk-in closet that leads to a good sized 4 piece ensuite. The other 4 piece bathroom is centrally located next to the second great sized bedroom with closet and nice window with a view. Perfect sized living space and the cutest little kitchen set up, complete with island, stainless steel appliances and tons of cupboard space. You have to see this one before it's gone!



Built in 2009

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | E4436118  |
| Price          | \$279,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 974       |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2009                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 301 8730 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Z1            |

### Amenities

|           |                 |
|-----------|-----------------|
| Amenities | No Smoking Home |
| Parking   | Underground     |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Hot Water, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stucco  |
| Exterior Features | Back Lane, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 13th, 2025 |
| Days on Market | 34             |
| Zoning         | Zone 18        |
| Condo Fee      | \$507          |

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Listing information last updated on June 16th, 2025 at 11:32am MDT