

Courtesy Of Thomas Kube Of Black Sheep Realty

# \$250,000 - 113 8730 82 Avenue, Edmonton

MLS® #E4453311

**\$250,000**

2 Bedroom, 2.00 Bathroom, 920 sqft  
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Step into stylish, low-maintenance living in this beautifully upgraded 2 bed, 2 bath condo at Madison on Whyte. Located on the quiet side of the building and facing a treed alley, this main-floor unit has been thoughtfully upgraded throughout: new commercial-grade luxury vinyl plank flooring, fresh modern paint, brand new kitchen appliances, and new lighting all completed in August 2025. Enjoy 9' ceilings, an open-concept layout, in-suite laundry, and a walk-through closet to your 4-piece ensuite. The unit features a brand new high-end in-suite heating and air conditioning system (2025), giving you full control over comfort year-round. Tucked in the heart of Bonnie Doon just steps to Mill Creek Ravine, the new LRT line, Campus Saint-Jean, and all the amenities of Whyte Ave. Covered patio with gas BBQ hookup, underground parking, and immediate move-in ready condition—this one checks all the boxes.

Built in 2009

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453311  |
| Price      | \$250,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 920                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 113 8730 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Z1            |

### Amenities

|                |                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                           |
| Parking        | Heated, Parkade, Stall, Underground                                                                                                                                         |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Window Coverings |
| Heating           | Forced Air-1, Heat Pump, Natural Gas                                                                           |
| # of Stories      | 4                                                                                                              |
| Stories           | 1                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | None, No Basement                                                                                              |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      August 15th, 2025  
Days on Market                54  
Zoning                              Zone 18  
Condo Fee                        \$485

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