

## \$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	13
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 June 12th, 2025 at 7:47pm MDT