

\$154,900 - 130 8528 82 Avenue, Edmonton

MLS® #E4447173

\$154,900

1 Bedroom, 1.50 Bathroom, 755 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Situated right in the heart of the popular Bonnie Doon area, with ease of walking to all amenities, this bright and spacious 1-bedroom + den condo offers comfort, convenience, and style in a vibrant 45+ community. Inside, an open-concept layout seamlessly connects the kitchen, dining, and living areas—highlighted by a cozy gas fireplace and filled with natural light. Step through to a spacious North facing patio, perfect for relaxing or entertaining. Enjoy peace of mind with recent upgrades including a new washer, dryer, and dishwasher. The primary bedroom features a walk-through closet and a full private ensuite. A powder room, versatile den, and in-suite laundry with storage make this space as functional as it is inviting. Belcanto Court also offers fantastic amenities like a guest suite, social room, car wash, and secure underground parking with storage. Just minutes from Mill Creek Ravine, transit, shopping, groceries, and all the charm and energy of Whyte Avenue.

Built in 2006

Essential Information

| | |
|-----------|-----------|
| MLS® # | E4447173 |
| Price | \$154,900 |
| Bedrooms | 1 |
| Bathrooms | 1.50 |



| | |
|----------------|------------------------|
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 755 |
| Acres | 0.00 |
| Year Built | 2006 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 130 8528 82 Avenue |
| Area | Edmonton |
| Subdivision | Bonnie Doon |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6C 0Y8 |

Amenities

| | |
|-----------|--|
| Amenities | On Street Parking, Car Wash, Guest Suite, Intercom, Secured Parking, Security Door, Social Rooms |
| Parking | Heated, Underground |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Brick, Stucco |
| Exterior Features | Back Lane, Playground Nearby, Public Swimming Pool, Schools, |

| | |
|--------------|---------------------|
| | Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | July 10th, 2025 |
| Days on Market | 18 |
| Zoning | Zone 18 |
| Condo Fee | \$553 |

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Listing information last updated on July 28th, 2025 at 6:17pm MDT