

## \$275,000 - 305 8730 82 Avenue, Edmonton

MLS® #E4430622

**\$275,000**

2 Bedroom, 2.00 Bathroom, 998 sqft

Condo / Townhouse on 0.00 Acres

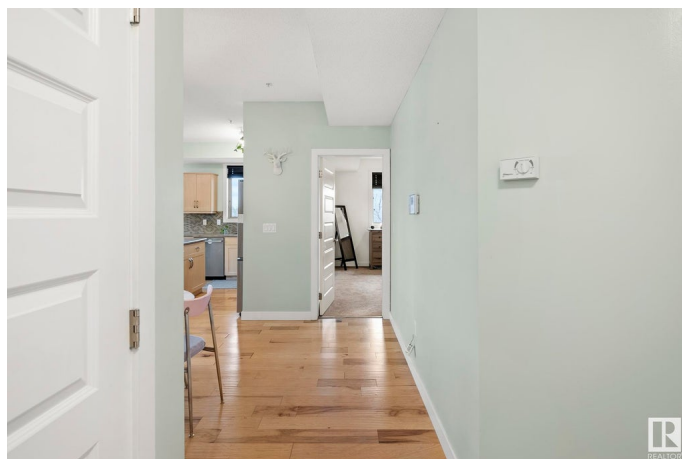
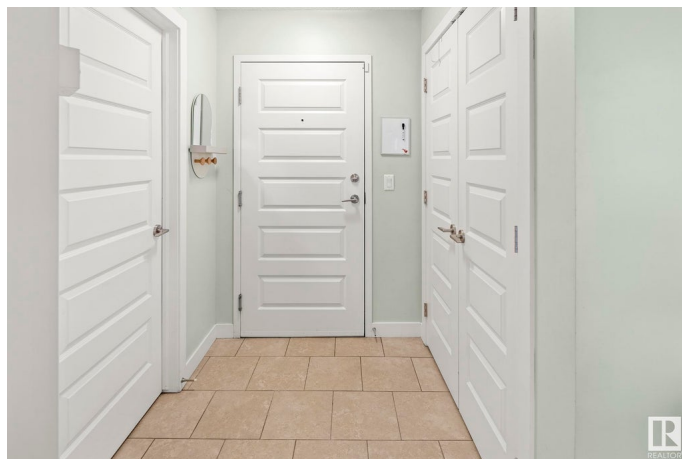
Bonnie Doon, Edmonton, AB

Only the second time ever this expansive corner unit—the largest floorplan in the building—has hit the market! Perfectly positioned on the sought-after south and west-facing side, this condo is flooded with natural light and offers both stunning views and a spacious layout. Inside, you™ find quality finishes like hardwood and ceramic tile flooring, high-end cabinetry, and stainless steel appliances. The kitchen is thoughtfully designed with ample storage and workspace. The large primary bedroom features a walk-through closet leading to a 4-piece ensuite. Enjoy full-sized in-suite laundry, a private patio, and heated underground parking—with the option to add a second stall. Pride of ownership is felt throughout. Located minutes from the University of Alberta, Downtown, the River Valley, and Whyte Ave—this is a rare opportunity you won™t want to miss!

Built in 2009

### Essential Information

MLS® #	E4430622
Price	\$275,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	998
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	305 8730 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Z1

### Amenities

Amenities	See Remarks
Parking	Heated, Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Corner Lot, Golf Nearby
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 12th, 2025
Days on Market	3
Zoning	Zone 18
Condo Fee	\$526

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Listing information last updated on April 15th, 2025 at 6:32pm MDT