

## **\$173,900 - 229 8528 82 Avenue, Edmonton**

MLS® #E4429223

**\$173,900**

2 Bedroom, 2.00 Bathroom, 920 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Belcanto Court is a well maintained, 45+ complex located on the west side easy walkable to Bonnie Doon mall with bus & LRT service right out your front door. Unit #229, has a very desirable floor plan with 915 sq ft of living space featuring an open concept living, dining & kitchen, primary bedroom with walk-through closet & Ensuite bathroom, Large den with closet ( could easily be used as a guest room ) across from 4pc common bath, laundry/storage room & sliding door access to the north facing balcony. Additional features include central A/C & gas fireplace in the living room. One assigned parking stall in the heated underground parkade includes a secure storage cage (stall # T.B.A. ). This unit has also been Totally Painted from ceiling to baseboards, New Carpets, & Professionally cleaned, Move-in Ready Conditions. Amenities in the building include a Social room & Guest suite. Easy walk to shopping, trendy restaurants, Boonie Doon Leisure Centre & beautiful Millcreek Ravine & river valley trails.

Built in 2006

### **Essential Information**

MLS® # E4429223

Price \$173,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 920                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 229 8528 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Y8            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Guest Suite, Party Room, Secured Parking, Television Connection, Vinyl Windows, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Fan Coil, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Direct Vent, Heatilator/Fan, Tile Surround   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior          | Wood, Stone, Stucco         |
| Exterior Features | Playground Nearby, Public T |
| Roof              | Asphalt Shingles            |
| Construction      | Wood, Stone, Stucco         |
| Foundation        | Concrete Perimeter          |



**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 26              |
| Zoning         | Zone 18         |
| Condo Fee      | \$634           |

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Listing information last updated on April 28th, 2025 at 7:02am MDT