

## **\$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	28
Zoning	Zone 18
Condo Fee	\$634

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 April 30th, 2025 at 10:02am MDT