

# **\$129,900 - 305 8215 83 Avenue, Edmonton**

MLS® #E4426191

**\$129,900**

2 Bedroom, 1.50 Bathroom, 864 sqft

Condo / Townhouse on 0.00 Acres

Idylwylde, Edmonton, AB

STEPS from the LRT! Attention investors and first time home buyers, this TOP FLOOR, 2 bedroom and 1.5 bathroom in Bonnie Doon Place is move in ready. This RENOVATED unit features a galley kitchen with newer cabinets, granite countertops and all stainless steel appliances (yes there's a built-in dishwasher). Spacious dining room easily fits a 6-person table, large south facing living room with patio door access to the balcony. Your primary suite is tucked away on one side of the unit, with your 2-piece ensuite and your second bedroom is on the other side of the unit and adjacent to your 4-piece bath. Engineered hardwood and ceramic tile flooring through out - no carpet. IN-SUITE LAUNDRY and in-suite storage room. Across the street is Bonnie Doon Mall and LRT stop. Quick access to: Mill Creek, Whyte Ave, UofA, Downtown and the River Valley. Assigned surface stall (with plug in) and visitor parking. Sorry, NO pets allowed in the Complex.

Built in 1968

## **Essential Information**

|           |           |
|-----------|-----------|
| MLS® #    | E4426191  |
| Price     | \$129,900 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 864                    |
| Acres          | 0.00                   |
| Year Built     | 1968                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 305 8215 83 Avenue |
| Area        | Edmonton           |
| Subdivision | Idylwylde          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6J 0Z7            |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Parking-Visitor, Patio, Storage-In-Suite, See Remarks |
| Parking Spaces | 1   |
| Parking        | Stall   |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 3   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco   |
| Exterior Features | Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stucco   |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 18th, 2025  
Days on Market                47  
Zoning                              Zone 18  
Condo Fee                        \$658

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