



Virtually Staged

Edmonton

#208 8528 82 AV NW

Bonnie Doon

LP:

\$172,800

T6C 0Y8

SP:



ACTIVE

Listing ID # E4464241
Building Type Lowrise Apartment
Style Single Level Apartment
Year Built 2006
Full Baths 2
Half Baths 0
Total Baths 2.0
Tot Flr AG SqFt 941.10

Sold Date
Bedrooms Above 2
Bedrooms Total 2
Basement None
Basement Dev No Basement
Tot Flr AG SqM 87.43

[URL-Virtual Tour](#) [URL-Brochure](#)

CORNER END UNIT! This gem has 2 beds, 2 baths, AIR CONDITIONING, 9-ft ceilings, GLEAMING HARDWOOD & upgrades throughout. Extremely well maintained by original owners. Freshly painted; move-in ready! The kitchen and living spaces are open concept. Loads of windows, natural light, and a cozy gas fireplace. The large west-facing balcony is your outdoor oasis and features a natural gas hook-up for the BBQ. The ultra-quiet & spacious primary suite has a walk-through closet that leads to your well equipped 3-pc ensuite bath. Another bed & bath are on the other side of the unit; minimal sound transfer! IN-SUITE LAUNDRY (machines less than 2 yrs old) and ample storage. You also have an assigned UNDERGROUND PARKING STALL to keep your vehicle warm all winter, along with a storage cage for your seasonal items. Belcanto Court is a 45+ building that has a real sense of community and fantastic amenities including a car wash in the heated parkade, a social room, and a guest suite. Bonnie Doon Mall & transit steps away!

Directions

Living Room	4.75 x 6.13	M	Bedroom 3			Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	2.29 x 1.86	M	Bedroom 4			1	4	M	No	Main		
Kitchen	2.56 x 3.18	M	Laundry Room	1.57 x 3.18	M	2	3	M	Yes	Upper		
Family Room						3				Above Grd		
Den						4				Lower		
Bonus Room						5				Below Grd		
Primary Bedrm	3.45 x 4.30	M				6				Tot Flr AG	87.43	941.10
Bedroom 2	3.51 x 3.00	M				7				# Finished	1	

Heat Source Natural Gas
Heat Type Fan Coil
Foundation Concrete
Roof Type Asphalt Shingles
Exterior Stone, Stucco
Flooring Hardwood, Linoleum
Features Car Wash, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Patio, Social Rooms, Storage Cage

Construction Wood Frame
Basement None / No Basement
Separate Ent
2nd Suite Permit By Seller
Garage Suite Permit
Garden Suite Permit
Lot Shape Front Exposure South
Lot Size SqM 46.74
F x D (m) x
Zoning
Tax Amount \$1,627.31 / 2025
Conform Type
Conform Year

Goods Incl Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings

Goods Excl

Warranty

Fireplace Yes
FP Fuel Gas
FP Type Glass Door, Tile Surround
HOA Y/N No
HOA Fee/Schd /
HOA Fee Incls

Site Features Flat Site, Shopping Nearby

Parking Underground

Road Access Paved

Park Encl/Tot 1 / **Garage Dim**

Condo Name Belcanto Court
Condo Fee \$677.78 **Fee Schedule** Monthly
Fee Includes Exterior Maintenance, Heat, Insur. for Common Areas, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer, Land/Snow Removal Common

Floor Location Other **Floor#** 2
#Floors in Build 4 **Elevator** Yes
Balcony/Terrace Yes **Min Age** 45
Titled Storage No
Parking Type Assigned
Unit Exposure NW