

# **\$139,900 - 305 8215 83 Avenue, Edmonton**

MLS® #E4426191

**\$139,900**

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	\$139,900
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                32  
Zoning                              Zone 18  
Condo Fee                        \$658

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