

Courtesy of Roderick Yanish of Royal LePage Gateway Realty

## **\$144,900 - # 203 8528 82 Avenue Nw, Edmonton**

MLS® #E4189750

### **\$144,900**

1 Bedroom, 2.00 Bathroom, 775 sqft  
Condo / Townhouse on 0 Acres

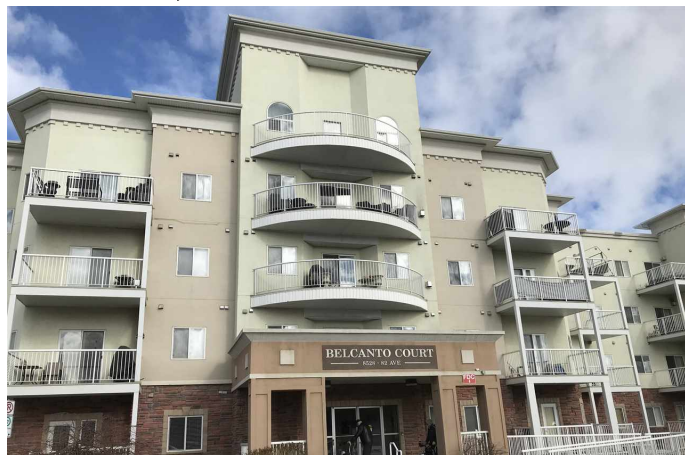
Bonnie Doon, Edmonton, AB

**EXCELLENT VALUE!** Bright South Facing 45+, 774 sq. ft. 1 +2nd bedroom/den in popular Belcanto Court This second floor unit has a convenient kitchen with plenty of cupboard space and countertop. A comfortable living area with corner gas fireplace and a small area for your kitchen table. The balcony is sunny and perfect for enjoying the sunshine. The master bedroom is adjoining a walk through closet and 4 piece ensuite. The second bedroom/den is quite roomy. There's an insuite laundry with stackable washer and dryer. Air conditioning keeps this unit cool on those warm summer days. The underground parking stall comes with private storage. The complex offers a social room and guest unit for unexpected company. Excellent location, at the corner of Bonnie Doon Mall, White Ave, transit and Mill Creek Ravine. A well maintained building with amazing neighbors. A great place to call home!

Built in 2006

### **Essential Information**

|                      |           |
|----------------------|-----------|
| MLS® #               | E4189750  |
| Price                | \$144,900 |
| Bedrooms             | 1         |
| Bedrooms Above Grade | 1         |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Has Ensuite    | Y                      |
| Square Footage | 775                    |
| Acres          | 0.00                   |
| Year Built     | 2006                   |
| Property Type  | Condo / Townhouse      |
| Building Type  | Lowrise Apartment      |
| Style          | Single Level Apartment |

### Community Information

|             |                         |
|-------------|-------------------------|
| Condo Name  | Belcanto Court          |
| Address     | # 203 8528 82 Avenue Nw |
| Area        | Edmonton                |
| Community   | Bonnie Doon             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T6C 0Y8                 |

### Amenities

|                   |   |
|-------------------|---|
| Features          | Air Conditioner, Detectors Smoke, Guest Suite, Laundry-In-Suite, No Animal Home, No Smoking Home, Patio, Secured Parking, Security Door, Social Rooms |
| Exterior Features | Landscaped, Paved Lane, Public Transportation, Shopping Nearby, View City   |
| Parking           | Underground   |

### Interior

|                |  |
|----------------|--|
| Flooring       | Carpet, Linoleum   |
| Goods Included | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating        | Fan Coil   |
| Basement       | None, No Basement  |
| Fireplace      | Yes  |
| Fireplaces     | Gas, Corner  |
| # of Stories   | 1  |

### Exterior

|              |                  |
|--------------|------------------|
| Exterior     | Brick, Stucco    |
| Roof         | Asphalt Shingles |
| Construction | Wood Frame       |
| Foundation   | Concrete         |

### **Additional Information**

Condo Fee \$404

Condo Fee Includes Amenities Associated With HOA/Condo, Exterior Maintenance, Heat, Insurance for Common Areas, Landscape and Snow Removal, Professional Management, Reserve Fund Contributions, Utilities Common Areas, Water/Sewer

Front Exposure South

Data is deemed reliable but is not guaranteed accurate by the REALTORS® Association of Edmonton.  
Listing information last updated on May 31st, 2020 at 12:17am CDT