

## \$219,900 - 417 8730 82 Avenue, Edmonton

MLS® #E4451938

### \$219,900

1 Bedroom, 1.00 Bathroom, 704 sqft

Condo / Townhouse on 0.00 Acres

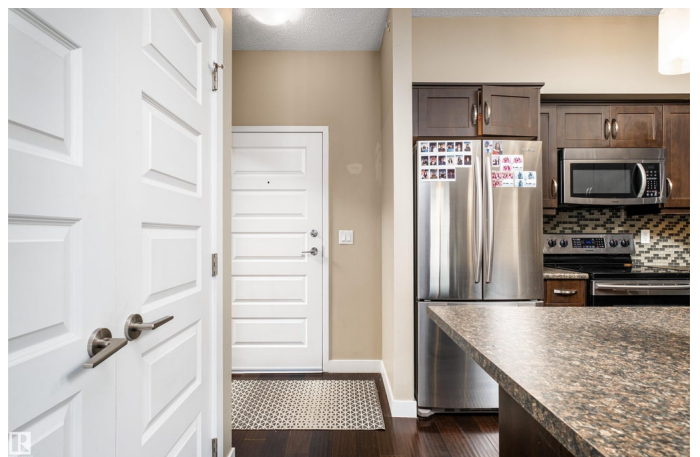
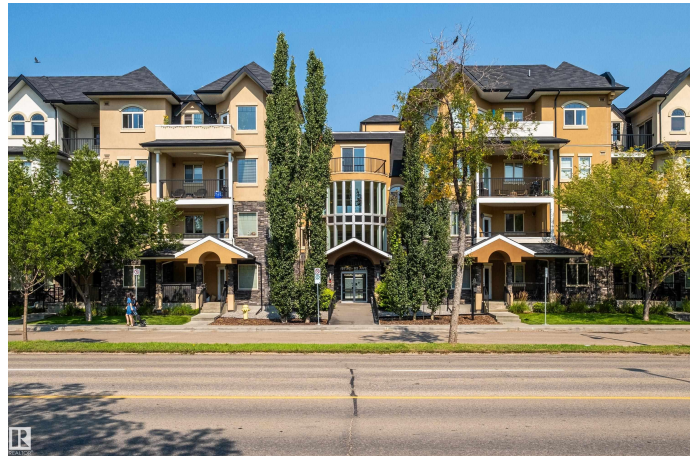
Bonnie Doon, Edmonton, AB

Madison on Whyte. Welcome to this Top floor 1 Bed + Den South Facing unit. Featuring 9' ceilings, an island kitchen, in suite laundry and large balcony for you to enjoy. Located within walking distance to many great amenities, this is the perfect spot to call home and easy access to the LRT to get around or head West to the University, or just down the street to Faculty St. Jean. This unit is open and airy, with plenty of space. The kitchen offers wonderful functionality, a good area for a dining table which flows right into the living area and out onto the South balcony with gas line connection. Don't worry there is AC to keep it cool inside. The Bedroom has windows on 2 sides for added light, plus a large closet. Full bathroom and laundry / mechanical room and linen closet for a bit of storage. The unit as an underground parking stall and lots of visitor parking too.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451938  |
| Price          | \$219,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 704       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2009                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 417 8730 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Z1            |

### Amenities

|                |                                                                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Vinyl Windows, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                                                                               |
| Parking        | Heated, Parkade, Stall, Underground                                                                                                                                                             |

### Interior

|              |                                                                                                                |
|--------------|----------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Heat Pump, Natural Gas                                                                           |
| # of Stories | 4                                                                                                              |
| Stories      | 1                                                                                                              |
| Has Basement | Yes                                                                                                            |
| Basement     | None, No Basement                                                                                              |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior          | Wood, Stucco                                    |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Stucco                                    |
| Foundation        | Concrete Perimeter                              |

### School Information

|            |                   |
|------------|-------------------|
| Elementary | Rutherford School |
| Middle     | Kenilworth School |
| High       | McNally School    |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 13               |
| Zoning         | Zone 18          |
| Condo Fee      | \$397            |

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Listing information last updated on August 20th, 2025 at 9:47pm MDT