

## \$199,000 - 307 8715 82 Avenue, Edmonton

MLS® #E4450117

**\$199,000**

2 Bedroom, 2.00 Bathroom, 1,070 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

Exceptionally well maintained 40+ adult building in King Edward Park! This 1070 sq. ft. corner unit has 2 large bedrooms, 2 bathrooms and in suite laundry! Primary bedroom large enough for a king size bed, has his and her closets and a 3 piece en suite bathroom. The second large bedroom has direct access to the full 4 piece bathroom. Nice sized living room with a cozy gas fireplace (inspected by ATCO 2024) with mantle. Open concept kitchen with loads of cupboard space and a pantry! Built in dishwasher (2024). Laminate flooring throughout. Door to your private corner patio has gas bbq hookup. In suite laundry room has a linen closet and newer washer and dryer (2023). Heated underground parking with storage cage. Amenities include 2 social rooms and a large south facing deck. Guest suite for those out of town guests. Short walk to Bonnie Doon Mall, Safeway and Mill Creek Ravine. Minutes to the U of A or downtown. Condo fee includes HEAT & WATER! Small PETS allowed with board approval.

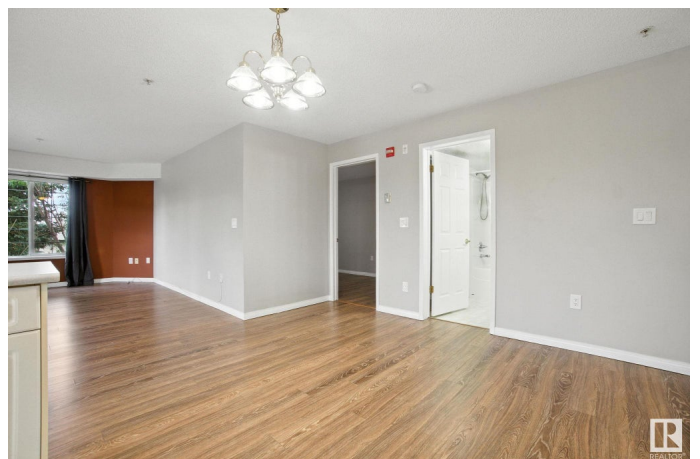
Built in 2000

### Essential Information

MLS® # E4450117

Price \$199,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,070
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	307 8715 82 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4R6

### Amenities

Amenities	Deck, Detectors Smoke, Guest Suite, Intercom, No Smoking Home, Parking-Visitor, Party Room, Social Rooms, Vinyl Windows, Storage Cage, Natural Gas BBQ Hookup
Parking	Heated, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Playground Nearby, Public Transportation, Recreation Use, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 28th, 2025
Days on Market	2
Zoning	Zone 17
Condo Fee	\$688

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Listing information last updated on July 30th, 2025 at 1:02pm MDT