

## **\$239,000 - 206 8715 82 Avenue, Edmonton**

MLS® #E4435764

**\$239,000**

2 Bedroom, 2.00 Bathroom, 1,076 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

40+ Condo on Whyte Avenue! Well maintained, CORNER UNIT over a 1000 sq/ft in The Whistler, the best kept condo secret on the South Side. In suite laundry. Tons of windows for natural lighting!. Two bedrooms, including huge master with walk-in closet & 3 piece ensuite. The second bedroom can be used as a den or home office. Large living room with corner gas fireplace, mantle and tile front, Open concept kitchen with lots of cabinet space. Breakfast bar. Laminate flooring throughout. The four-piece main bath is great for guests. Garden door to your corner patio is perfect for Summer time entertaining. Fantastic building amenities include: underground parking with storage cage, library, enjoy the amazing out door South facing patio!! Two social rooms and guest suite. Steps to Bonnie Doon shopping mall, Safeway, The new LRT Train, Mill Creek Ravine, public transportation. Minutes to the U OF A!! And much more. Lots of visitor parking in the back. Pet friendly! You will not be disappointed!!

Built in 2000

### **Essential Information**

MLS® # E4435764

Price \$239,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.00
Year Built	2000
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	206 8715 82 Avenue
Area	Edmonton
Subdivision	King Edward Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4R6

### Amenities

Amenities	Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Secured Parking, Security Door, Vinyl Windows, Storage Cage
Parking Spaces	1
Parking	Heated, Single Indoor, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Paved Lane, Picnic Area, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Donnan School
Middle	St. Kevin School
High	McNally School

### **Additional Information**

Date Listed	May 10th, 2025
Days on Market	100
Zoning	Zone 17
Condo Fee	\$606

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