

## \$245,000 - 103 8730 82 Avenue, Edmonton

MLS® #E4459713

**\$245,000**

2 Bedroom, 2.00 Bathroom, 890 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to Madison on Whyte! This modern condo is PET-FRIENDLY with no size restrictions! Located in beautiful Bonnie Doon, close to public transit, downtown and the University, plus the River Valley and Mill Creek Ravine. This unique main floor unit offers its own gated patio and FRONT DOOR, with direct access to street parking and green space in front of the building. Stepping into the unit you'll find an open-concept layout with 9ft ceilings and tons of natural light, plus brand-new vinyl plank floors and fresh paint. The south-facing living room is open and sunny, with 4 large windows and access to the outdoor patio. The dining space is perfect for entertaining, and the modern kitchen offers stainless appliances, a large island and plenty of storage. The comfortable primary suite features a walk-through closet and full ensuite. You'll also find a large second bedroom, another full bath and a laundry room with full-size washer and dryer, plus built-in air conditioning and an underground parking stall.

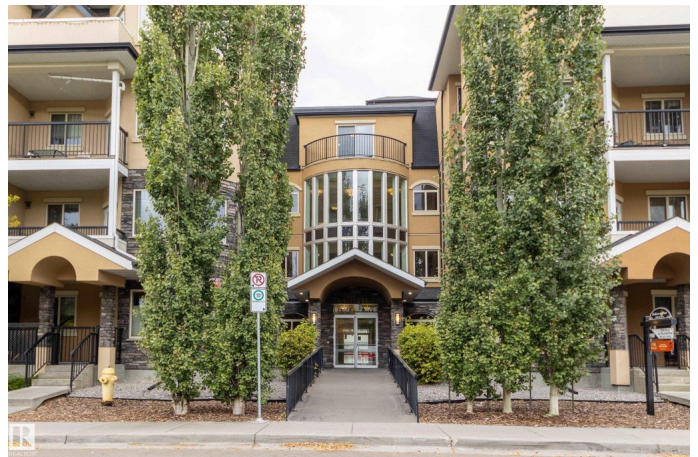
Built in 2009

### Essential Information

MLS® # E4459713

Price \$245,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 890                    |
| Acres          | 0.00                   |
| Year Built     | 2009                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 103 8730 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Z1            |

### Amenities

|                |                                                                                                                                                |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Air Conditioner, Ceiling 9 ft., No Smoking Home, Parking-Extra, Parking-Visitor, Patio, See Remarks, Natural Gas BBQ Hookup |
| Parking Spaces | 1                                                                                                                                              |
| Parking        | Heated, Parkade, Stall, Underground                                                                                                            |

### Interior

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

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, |

|              |                    |
|--------------|--------------------|
|              | See Remarks        |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **School Information**

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

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 18              |
| Condo Fee      | \$471                |

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Listing information last updated on October 26th, 2025 at 1:02pm MDT