

## \$218,000 - 307 8715 82 Avenue, Edmonton

MLS® #E4444116

**\$218,000**

2 Bedroom, 2.00 Bathroom, 1,070 sqft

Condo / Townhouse on 0.00 Acres

King Edward Park, Edmonton, AB

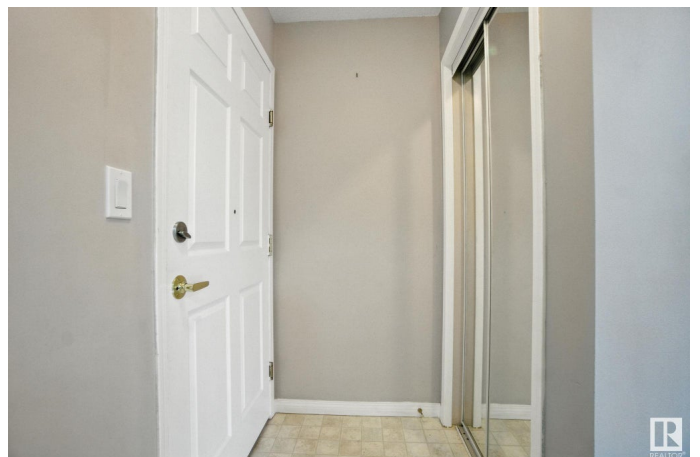
Exceptionally well maintained 40+ building in King Edward Park! This 1070 sq.ft. corner unit has 2 large bedrooms, 2 bathrooms and in suite laundry! Primary bedroom large enough for a king size bed has his and her closets and a 3 piece en suite bathroom. The second large bedroom has direct access to the full 4 piece bathroom. Nice sized living room has 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 (with a box of spare pieces). 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 and 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® # E4444116

Price \$218,000



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, Patio, Secured Parking, 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
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Flat Site, Golf Nearby, Landscaped, Public Transportation, Recreation Use, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 24th, 2025
Days on Market	26
Zoning	Zone 17
Condo Fee	\$669

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 20th, 2025 at 5:17am MDT