

## \$210,000 - 206 8715 82 Avenue, Edmonton

MLS® #E4453835

**\$210,000**

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 & 3piece 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!!

Built in 2000

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4453835  |
| Price     | \$210,000 |
| 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, 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    | August 20th, 2025 |
| Days on Market | 25                |
| Zoning         | Zone 17           |
| Condo Fee      | \$606             |

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Listing information last updated on September 14th, 2025 at 8:47am MDT