

## \$459,000 - 8743 83 Avenue, Edmonton

MLS® #E4448505

**\$459,000**

3 Bedroom, 3.00 Bathroom, 1,326 sqft  
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to Bonny Doon, one of Edmonton's most walkable & vibrant communities! This south-facing 2008-built townhouse offers the perfect balance: just minutes from Whyte Ave, yet tucked away from the noise. Walk to the LRT station, Bonny Doon Mall, cafes, restaurants, all major amenities & beautiful Mill creek Ravine. With a double garage, 3 bedrooms, 4 baths, 3-Sided fireplace, backyard & a fully finished basement, this home suits both professionals & families. Enjoy an open-concept main floor with a spacious living room, dining area, bright kitchen, & 2-piece bath. Upstairs features a large primary bedroom & 2 additional bedrooms. The basement offers a 2pc. bathroom & a large rec room; ideal for a home office or rec room. Excellent condition, self-managed, & a smart alternative to renting or buying a detached home. Great value in an unbeatable location!

Built in 2008

### Essential Information

MLS® #	E4448505
Price	\$459,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	2
Square Footage	1,326
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	8743 83 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1B2

### Amenities

Amenities	Deck
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Three Sided
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Rutherford  
Middle                    kenilworth  
High                        McNally

**Additional Information**

Date Listed                July 18th, 2025  
Days on Market        9  
Zoning                    Zone 18  
Condo Fee                \$275

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