

\$439,000 - 8743 83 Avenue, Edmonton

MLS® #E4448505

\$439,000

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	\$439,000
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 28
Zoning Zone 18
Condo Fee \$275

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 August 15th, 2025 at 7:47am MDT