

## \$175,000 - 309 8215 83 Avenue, Edmonton

MLS® #E4448637

**\$175,000**

3 Bedroom, 1.00 Bathroom, 1,033 sqft  
Condo / Townhouse on 0.00 Acres

Idylwylde, Edmonton, AB

Amazingly Super Bright Renovated Top Floor Corner 3 Bedroom Condo in the Best Location in Edmonton! Right in Bonnie Doon, Steps away from the LRT, River Valley, U of A, and basically anywhere else you would need to go. Super Clean and Crisp Kitchen with a Dishwasher and lots of Cupboards, New Floors, and New Laundry. The Master Bedroom is separated from the other two and easily fits a King Size Bed! The Top Floor Balcony is Super Private Facing a Peaceful and Quiet Green Space. Parking is extremely convenient and immediately accessible outside the front door. In the Winter, start your car directly from your bedroom window, without going outside! Home is Move-In Ready, comes with an Air Conditioner, and the best and probably only 3 bedroom condo you will find. Welcome Home!!!

Built in 1968

### Essential Information

MLS® #	E4448637
Price	\$175,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,033
Acres	0.00



Year Built	1968
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	309 8215 83 Avenue
Area	Edmonton
Subdivision	Idylwylde
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1A7

### Amenities

Amenities	Air Conditioner, No Animal Home, Parking-Plug-Ins, Security Door, Vinyl Windows
Parking	Stall

### Interior

Appliances	Air Conditioner-Window, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Hot Water, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Stucco
Exterior Features	Golf Nearby, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Tar & Gravel
Construction	Concrete, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	July 18th, 2025
Days on Market	51

Zoning	Zone 18
Condo Fee	\$790

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