

## \$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 | 16              |

|           |         |
|-----------|---------|
| Zoning    | Zone 18 |
| Condo Fee | \$790   |

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Listing information last updated on August 3rd, 2025 at 10:32am MDT