

Nicely Upgraded Top Floor Unit in Bonnie Doon Place with City Views!

#303, 8215-83 Avenue NW
Edmonton, Alberta
\$107,800

NEW LISTING

KellyGrant.ca



MaxWell
POLARIS

Suite #303



Bonnie Doon Place
8215-83 Avenue NW
Edmonton, Alberta, Canada

MaxWell Suite #303 For Sale
POLARIS
KELLY GRANT
Phone: 780.414.6100
Text: 780.717.9290
VIRTUAL TOUR VIDEO: KellyGrant.ca

*** TO VIEW MY
VIRTUAL TOUR
VIDEO & 3-D
MATTERPORT:
KellyGrant.ca!**

Located in Southeast Edmonton adjacent to Bonnie Doon Shopping Centre; Valley Line LRT Hub; Whyte Avenue; Professional Services; & much more!!

(A). Interior Suite Features and Upgrades:

- Granite Countertops in Kitchen and Full Washroom
- Hardwood and Ceramic Tile Flooring
- Galley Kitchen with Maple Cabinetry
- Stainless Steel Appliances (includes built-in dishwasher)
- In-Suite Laundry Closet
- Nice sunny West-facing City views (including Downtown!)
- Included: Assigned Use of Energized Parking Stall #3

(B). BONNIE DOON PLACE – Low-Rise Apartment Condominium:

- Building upgrades circa 2007 include boiler; windows; & exterior siding
- Concrete construction building with tar & gravel roofing
- Professionally managed by CORE Management
- Reasonable condo fee for unit (currently under \$400 / month)
- Condo documents package on order for Buyer review
- No pets allowed in complex for a quieter and tidier building

(C). Available Possession: Immediate 15 Days – Negotiable!



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#303, 8215-83 Ave. NW, Edmonton, AB

* LIST PRICE: \$107,800

Area:	Southeast Edmonton	Bathrooms:	1 Full = 1 x 4 pc. (U)
Neighbourhood:	Bonnie Doon / Idylwyld	Living Room:	5.0 m x 3.3 m (U)
Zone:	18	Kitchen:	2.5 m x 2.2 m (U)
Style:	Upper-Level Apartment Condo	Dinette:	2.3 m x 1.3 m (U)
Total RMS Area:	47.6 sq. m. = 512 sq. ft. (U)	Bedroom:	3.2 m x 3.0 m (U)
Condo Name:	Bonnie Doon Place	Laundry Room:	1.5 m x 0.9 m (U)
Year Built:	1968	Flooring:	Hardwood & Ceramic Tile
Property Taxes:	\$983 / yr. (2025)	Construction:	Concrete Building
Parking:	1 x Exterior Assigned Stall #3	Condo Fee:	\$398 / month
Exterior:	Vinyl Siding & Stucco	(condo fee includes: parking, exterior maintenance, landscape / snow, insurance for common areas, heat, reserve fund, management, & water / sewer)	
Roof:	Tar & Gravel	Unit Factor:	244/ 10,000
Heating:	Baseboard -- Natural Gas	Property Manager:	CORE Management
Possession Date:	15 Days -- Negotiable	PM Contact:	780-651-1577
Land Use Code:	Residential -- City of Edmonton		
Legal Description:	Plan 0622090 Unit 23		
Att. Goods Excl.:	None	www.coremanagement.ca	
Goods Included:	(1). Built-in Dishwasher; (2). Refrigerator; (3). Electric Stove; (4). Dryer; (5). Washer; (6). Window Coverings; (7). Microwave Hoodfan; & (8). All Keys & Fobs		



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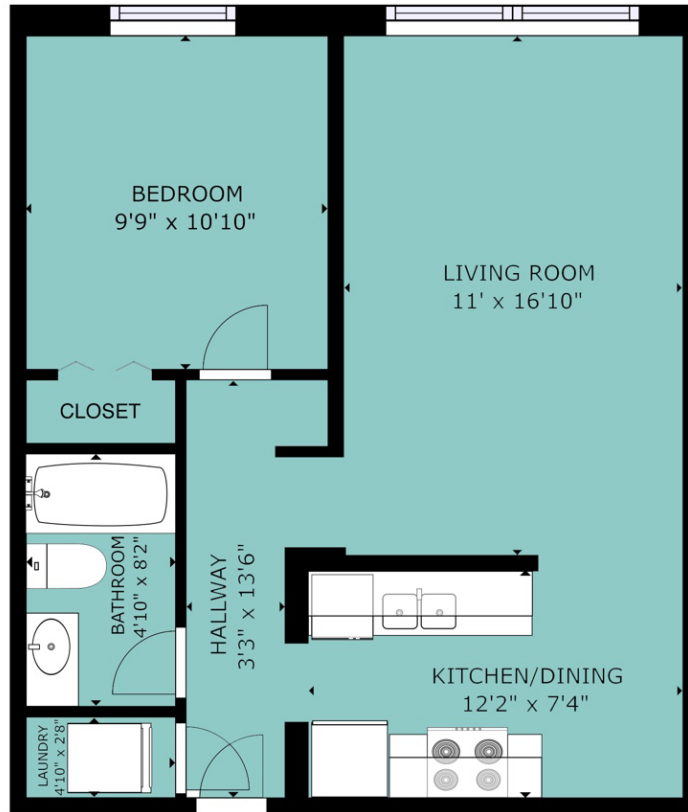


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* All advertised information is not guaranteed accurate - Buyers to verify.

Interior Layout Diagram for #303, 8215-83 Avenue NW, Edmonton, Alberta, Canada (Bonnie Doon Place)



AREA (RMS) = 47.6 sq. m. = 512 sq. ft.

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#303, 8215-83 Avenue NW, Edmonton, AB -- South-Facing 3D View



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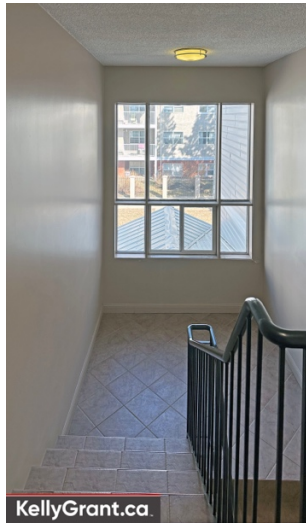
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#303, 8215-83rd Ave. NW, Edmonton, AB (Bonnie Doon Place) (Interior Photos)



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#303, 8215-83rd Ave. NW, Edm., AB (Bonnie Doon Place) (Common Area & Exterior)



#303, 8215-83rd Ave. NW, Edm., AB (Bonnie Doon Place) – Neighbourhood Photos)



Bonnie Doon and Idylwyld Community Map

