

## \$144,900 - 301 8215 84 Avenue, Edmonton

MLS® #E4455031

**\$144,900**

1 Bedroom, 1.00 Bathroom, 775 sqft

Condo / Townhouse on 0.00 Acres

Idylwylde, Edmonton, AB

SPIC and SPAN! Ready to move right in with QUICK possession. This spacious open plan home has gleaming engineered hardwood floors throughout and many upgrades including newer light fixtures, Corian countertops, crown mouldings and limestone backsplash. There is a toasty corner fireplace for those chilly days ahead and each unit has its own furnace (original). Most appliances are newer and the washer and dryer are brand new. The oversize balcony features a huge storage area and a gas BBQ hook up. Location can not be beat and is steps to Bonnie Doon Mall and LRT. There are tons of storage places included. A portable A/C unit is included. The titled heated underground parking spot is close to elevator and also features small storage shelf. This 50+ building is beautifully maintained and all you pay is power and internet/TV.

Built in 1997

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4455031  |
| Price          | \$144,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 775       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1997                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 301 8215 84 Avenue |
| Area        | Edmonton           |
| Subdivision | Idylwylde          |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 4R2            |

### Amenities

|           |                                                                       |
|-----------|-----------------------------------------------------------------------|
| Amenities | Closet Organizers, Deck, No Animal Home, No Smoking Home, See Remarks |
| Parking   | Heated                                                                |

### Interior

|              |                                                                                         |
|--------------|-----------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating      | Forced Air-1, Natural Gas                                                               |
| Fireplaces   | Corner                                                                                  |
| # of Stories | 4                                                                                       |
| Stories      | 1                                                                                       |
| Has Basement | Yes                                                                                     |
| Basement     | None, No Basement                                                                       |

### Exterior

|                   |                     |
|-------------------|---------------------|
| Exterior          | Wood, Brick, Stucco |
| Exterior Features | See Remarks         |
| Roof              | Asphalt Shingles    |
| Construction      | Wood, Brick, Stucco |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 28th, 2025 |
| Days on Market | 9                 |
| Zoning         | Zone 18           |
| Condo Fee      | \$490             |

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Listing information last updated on September 6th, 2025 at 2:47pm MDT