# \$355,000 - 102 9316 82 Avenue, Edmonton

MLS® #E4429429

# \$355,000

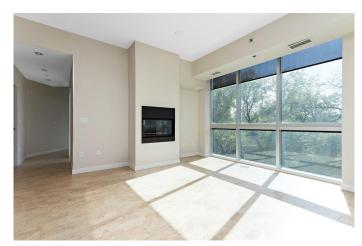
2 Bedroom, 2.00 Bathroom, 1,122 sqft Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Located in the highly desirable and extremely unique complex of Trinity pointe, is this great 2 bedroom/2 bath unit. BACKING THE MILL CREEK RAVINE, this unit offers GORGEOUS VIEWS being one with the natural habitat surrounding you. Layout is open and offers EXPANSIVE 10 FT CEILINGS, HIGH END SS APPLIANCE PACKAGE including GAS RANGE, FLOOR TO CEILING WINDOWS allowing outside in, PLENTY OF POT-LIGHTS, HIGH END full height CABINETRY, PANACHE GLASS backsplash, GRANITE COUNTERTOPS, CORK FLOORING, FRESH PAINT, NEW CARPET, and more. Patio door leads you to a LARGE GLASS RAILING BALCONY with stunning west views of the RAVINE. 2 UNDERGROUND/ HEATED PARKING STALLS (TANDEM) perfect for our long and cold Edmonton winter's. Huge private and secure STORAGE CAGE just steps away from the unit on the same floor for added convenience. Large gym on site. Close to the RAVINE/RIVER VALLEY and the massive trail system, U of A, as well as all that WHYTE AVE has to offer. Also quick access to DT and NEW Bonnie Doon LRT line.







Built in 1992

#### **Essential Information**

MLS® # E4429429 Price \$355,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2

Square Footage 1,122
Acres 0.00
Year Built 1992

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 102 9316 82 Avenue

Area Edmonton
Subdivision Bonnie Doon
City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0Z6

#### **Amenities**

Amenities Air Conditioner, Ceiling 10 ft., Closet Organizers, Exercise Room, No

Animal Home, Parking-Visitor, Patio, Secured Parking, Security Door, Sprinkler System-Fire, Storage-In-Suite, Storage-Locker Room, See

Remarks

Parking Spaces 2

Parking Heated, Tandem, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Refrigerator, Stove-Gas, Washer, Window Coverings

Heating Heat Pump, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Concrete, Brick

Exterior Features Golf Nearby, Hillside, Landscaped, Park/Reserve, Playground Nearby,

Private Setting, Public Swimming Pool, Public Transportation, Ravine

View, Schools, Shopping Nearby, See Remarks

Roof Roll Roofing

Construction Concrete, Brick

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 6th, 2025

Days on Market 72

Zoning Zone 18

Condo Fee \$693

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 June 17th, 2025 at 9:17am MDT