

Courtesy Of Shane Gwilliam Of Sable Realty

## **\$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 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 | 28              |
| Zoning         | Zone 18         |
| Condo Fee      | \$693           |

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Listing information last updated on May 4th, 2025 at 4:02pm MDT