

# \$299,900 - 9316 82 Avenue, Edmonton

MLS® #E4442428

## \$299,900

1 Bedroom, 1.50 Bathroom, 996 sqft  
Condo / Townhouse on 0.00 Acres

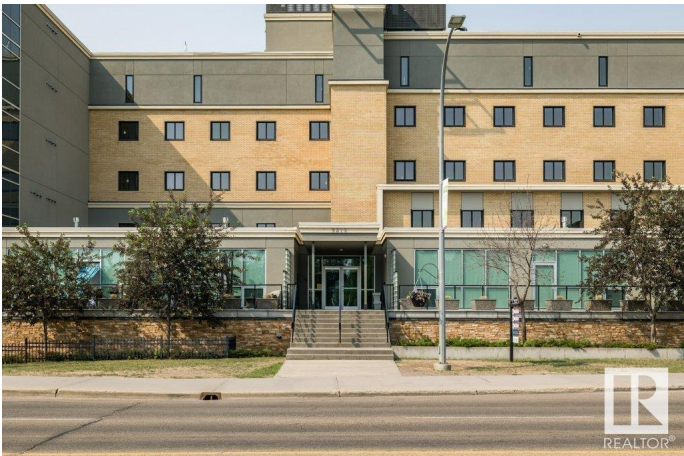
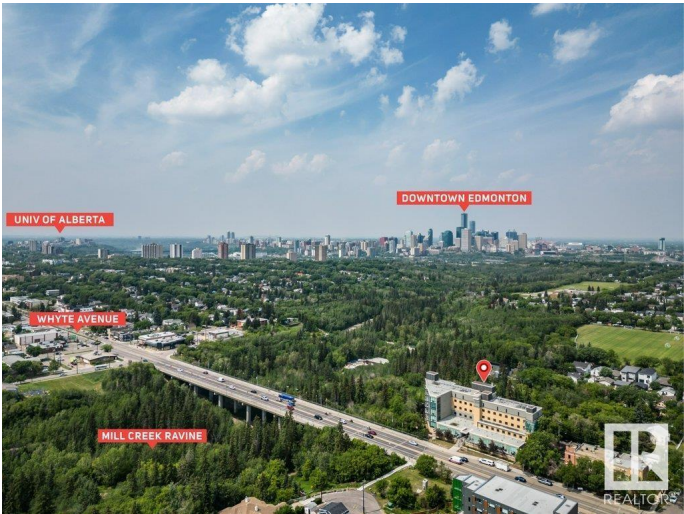
Bonnie Doon, Edmonton, AB

Whether you're a first-time buyer, downsizer, or heading to the U of A, this pet-friendly 1 bed + den condo in Trinity Pointe checks all the boxes. Just steps to Mill Creek Ravine, Mill Creek Pool, and Whyte Ave, enjoy the ideal blend of nature and city living. The open-concept layout features wide-plank vinyl floors, granite kitchen counters, a gas fireplace, and a private patio. The den off the entry sits across from a convenient half bath—great for guests or working from home. The spacious primary suite offers a walk-in closet and 4-pc ensuite. Extras include in-suite laundry, heated underground parking near the elevator, a storage locker, and a fitness room. Location, lifestyle, and value all in one.

Built in 1992

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442428  |
| Price          | \$299,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 996       |
| Acres          | 0.00      |
| Year Built     | 1992      |



|          |                        |
|----------|------------------------|
| Type     | Condo / Townhouse      |
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                |
|-------------|----------------|
| Address     | 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., Deck, Exercise Room, Parking-Visitor, Patio, Sprinkler System-Fire, Storage-In-Suite, Storage Cage |
| Parking   | Heated, Underground                                                                                                                 |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Heat Pump, Natural Gas                                                                                                      |
| # of Stories      | 5                                                                                                                           |
| Stories           | 1                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | None, No Basement                                                                                                           |

### Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, View Downtown |
| Roof              | Roll Roofing                                                                                                                                                 |
| Construction      | Concrete, Brick, Stucco                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                           |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 13th, 2025 |
|-------------|-----------------|

|                |         |
|----------------|---------|
| Days on Market | 3       |
| Zoning         | Zone 18 |
| Condo Fee      | \$632   |

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Listing information last updated on June 16th, 2025 at 1:32am MDT