

# \$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	2
Zoning	Zone 18
Condo Fee	\$632

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 15th, 2025 at 1:17am MDT