

## \$289,900 - 204 9316 82 Avenue, Edmonton

MLS® #E4427099

**\$289,900**

2 Bedroom, 1.00 Bathroom, 802 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to Trinity Pointe, a fully renovated character building in a vibrant neighbourhood rich in culture, nature, & energy. This 2-bedroom condo offers serene views of Mill Creek Ravine, surrounded by trees, yet is just steps from lively Whyte Avenue. Trinity Pointe features concrete construction, heated underground parking, a full fitness room, & a chic New York-inspired lobby. Inside, the open-concept layout includes a stunning kitchen with stainless steel appliances, wall oven, built-in microwave, pantry, granite countertops, brand-new glass cooktop, & designer backsplash. The spacious living room is filled with natural light from large windows & leads to a cozy eating nook by a corner gas fireplace. The primary bedroom offers a peaceful retreat with built in closet organizers, & the luxurious 6-foot deep soaker tub & unique all-glass vanity elevate the bathroom. The suite offers a generously sized second bedroom. Additional features: in-suite laundry, rough-in for a 2-piece bath, storage cage & A/C.

Built in 1992

### Essential Information

MLS® # E4427099

Price \$289,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 802                    |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 204 9316 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Z6            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Air Conditioner, Exercise Room, Intercom, Parking-Visitor, Security Door, Storage-In-Suite, Storage-Locker Room, See Remarks |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Single Indoor, Underground  |

### Interior

|              |   |
|--------------|---|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, See Remarks |
| Heating      | Heat Pump, Natural Gas  |
| Fireplace    | Yes   |
| Fireplaces   | Tile Surround   |
| # of Stories | 5   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick, Stucco  |
| Exterior Features | Hillside, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, View Downtown, Private Park Access |
| Roof              | Roll Roofing   |
| Construction      | Concrete, Brick, Stucco  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Rutherford School |
| Middle     | Kenilworth School |
| High       | McNally School    |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 23rd, 2025 |
| Days on Market | 43               |
| Zoning         | Zone 18          |
| Condo Fee      | \$505            |

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Listing information last updated on May 5th, 2025 at 7:47pm MDT