

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	17
Zoning	Zone 18
Condo Fee	\$693

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