

## \$399,000 - 200 9316 82 Avenue, Edmonton

MLS® #E4440487

**\$399,000**

2 Bedroom, 2.00 Bathroom, 1,091 sqft

Condo / Townhouse on 0.00 Acres

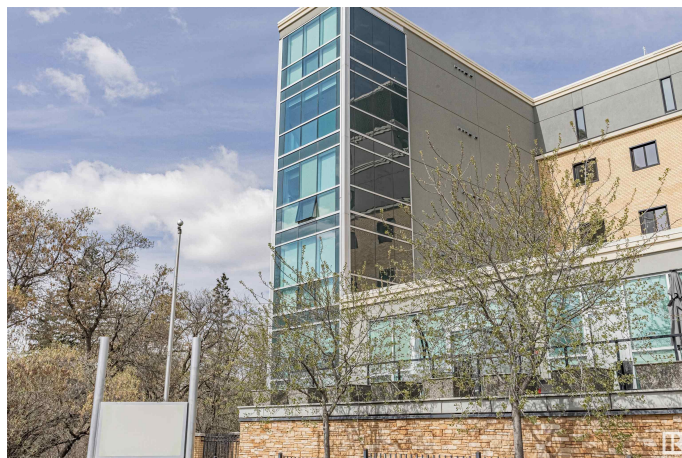
Bonnie Doon, Edmonton, AB

Exceptional living in this spacious 2-bedroom, 2-bathroom condo, positioned perfectly in Edmonton's lively cultural district. This home offers a rare combination of central accessibility and serene natural surroundings adjacent to the beautiful Millcreek Ravine. Expansive floor-to-ceiling windows with southwest and west exposures flood the unit with natural light all day and provide breathtaking ravine views. Spend evenings watching the sunset from your private balcony or enjoy cozy winter nights by the inviting fireplace. Reside in Trinity Pointe, a distinctive building masterfully converted from a Catholic Convent. With easy access to river valley pathways, Mill Creek swimming pool, and shopping, embrace an active lifestyle. This unit also includes two underground parking stalls and a secure storage cage. Pet Friendly!

Built in 1992

### Essential Information

MLS® #	E4440487
Price	\$399,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,091
Acres	0.00



Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	200 9316 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Z6

### **Amenities**

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Parking-Visitor
Parking Spaces	2
Parking	Double Indoor, Heated, Tandem, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Concrete, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Shopping Nearby
Roof	Roll Roofing
Construction	Concrete, Stone, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      June 5th, 2025  
Days on Market                3  
Zoning                              Zone 18  
Condo Fee                        \$701

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