

# \$415,000 - 400 9316 82 Avenue, Edmonton

MLS® #E4433171

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,092 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Exceptional living in this spacious 1091 sq.ft., 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. The functional layout is ideal for entertaining, featuring beautiful white cabinetry, granite countertops, stainless steel appliances, in-suite laundry, and air conditioning. 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® # E4433171

Price \$415,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,092                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 400 9316 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Z6            |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Exercise Room, 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   |
| Fireplaces        | Insert   |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Concrete, Brick, Stucco   |
| Exterior Features | Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, Schools, Shopping Nearby, View City, |

|              |                         |
|--------------|-------------------------|
|              | Private Park Access     |
| Roof         | Roll Roofing            |
| Construction | Concrete, Brick, Stucco |
| Foundation   | Concrete Perimeter      |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 27th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 18          |
| Condo Fee      | \$702            |

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Listing information last updated on April 30th, 2025 at 8:32am MDT