# \$289,000 - 205 9316 82 Avenue, Edmonton

MLS® #E4455008

# \$289,000

1 Bedroom, 1.50 Bathroom, 1,001 sqft Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to Trinity Point, a rare concrete and steel building backing directly onto Mill Creek Ravine. This home offers a spacious primary bedroom plus a large den/flex room with a sprinkler systemâ€"ideal for a guest space, office, or studio. The open-concept layout features 9 ft ceilings, expansive windows, luxury engineered hardwood, gas fireplace, and an upgraded kitchen with gas cooktop, built-in oven, granite counters, and oversized island. Enjoy peaceful ravine views from your private balcony, or explore the city with Whyte Ave, Downtown, Ritchie Market, and the River Valley just minutes away. A generous laundry and storage room, underground parking, pet-friendly policies, and on-site fitness facilities complete the package. Impeccably managed, this is your opportunity to enjoy central living without compromiseâ€"urban convenience with the tranquility of nature.

Built in 1992

### **Essential Information**

MLS® # E4455008 Price \$289,000

Bedrooms 1

Bathrooms 1.50

Full Baths 1
Half Baths 1







Square Footage 1,001 Acres 0.00 Year Built 1992

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 205 9316 82 Avenue

Area Edmonton

Subdivision Bonnie Doon

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 0Z6

#### **Amenities**

Amenities Air Conditioner, Closet Organizers, Deck, Parking-Visitor, Secured

Parking, Sprinkler System-Fire

Parking Spaces 1

Parking Underground

#### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas,

Washer, Window Coverings

Heating Heat Pump, Natural Gas

# of Stories 3
Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Concrete, Brick

Exterior Features Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Public

Swimming Pool, Public Transportation, Ravine View, Schools, Shopping

Nearby

Roof Roll Roofing

Construction Concrete, Brick

Foundation Concrete Perimeter

# **Additional Information**

Date Listed August 27th, 2025

Days on Market 50

Zoning Zone 18

Condo Fee \$633

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