

# \$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

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 30th, 2025 at 9:17am MDT