

## \$374,900 - 306 9316 82 Avenue, Edmonton

MLS® #E4433380

**\$374,900**

2 Bedroom, 2.00 Bathroom, 1,036 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Security and safety, 3rd, floor. A concrete building where history has been redefined. Luxury greets you and your guests with this 1039 sq.ft 2 bedroom & 2 bath. Enjoy the peacefulness of the Millcreek Ravine and a view toward the downtown core. Walk to the Quaint French quarters close to the University. Your new home has been upgraded to increase the living experience with new SS Frigidaire appliances, a sought after 5-burner gas stove for the discerning chef, built in oven. Microwave, Broan hood fan, refrigerator with exterior water and ice dispenser, built in dishwasher as well as a high-end new kitchen faucet. Additional Kitchen Craft matching cabinets have been added with glass doors, enriched by the dark granite counters. A stereo system, a Phantom Screen door to the balcony. All windows floor to ceiling window panels. Second bedroom wall portion removed to enhance a formal dining experience, easy to change. Primary, windows face north and east. Wall TV. Tiger Wood flooring.

Built in 1992

### Essential Information

MLS® # E4433380

Price \$374,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,036                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 306 9316 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Z6            |

### Amenities

|                |  |
|----------------|--|
| Amenities      | On Street Parking, Air Conditioner, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, See Remarks, Storage Cage, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 1  |
| Parking        | Heated, Parkade, Stall, Underground, See Remarks   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Intercom, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings, See Remarks, TV Wall Mount, Curtains and Blinds |
| Heating           | Heat Pump, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Corner  |
| # of Stories      | 5   |
| Stories           | 1   |
| Has Basement      | Yes   |

Basement                      None, No Basement

**Exterior**

Exterior                      Concrete, Brick, Stucco

Exterior Features      Back Lane, Backs Onto Pa  
Trees/Shrubs, Low Mainte  
Transportation, Ravine View,  
Remarks

Roof                              Roll Roofing

Construction              Concrete, Brick, Stucco

Foundation                Concrete Perimeter



**Additional Information**

Date Listed                April 30th, 2025

Days on Market        63

Zoning                        Zone 18

Condo Fee                \$649

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