

Courtesy Of Janeen Tinker Of Real Broker

# \$325,000 - 100 9316 82 Avenue, Edmonton

MLS® #E4423805

**\$325,000**

2 Bedroom, 1.50 Bathroom, 1,076 sqft  
Condo / Townhouse on 0.00 Acres

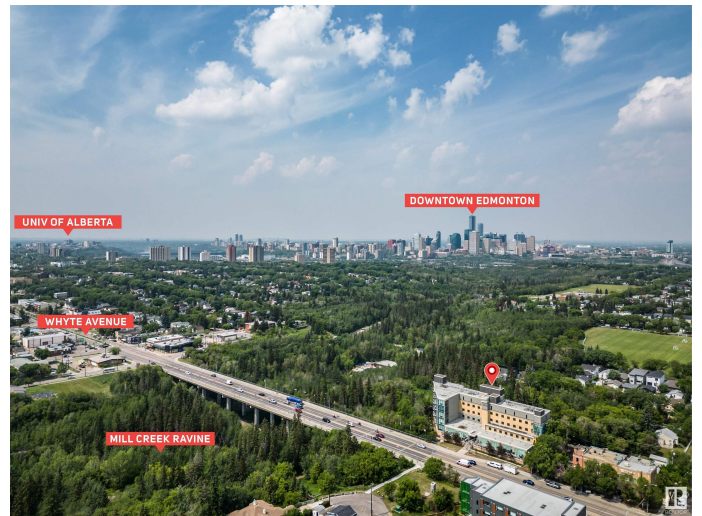
Bonnie Doon, Edmonton, AB

A one-of-a-kind floor plan, located in the glass-enclosed section of Trinity Pointe, w/no units above. Sundrenched south exposure - it offers floor to ceiling windows, concrete & steel construction, air conditioning & in-suite laundry. The building's gym is conveniently located on the same level. Features include a gorgeous chef's kitchen w/gas stove top, wall oven, built-in microwave, granite countertops, undermount sink & gourmet hood fan. Primary bedroom-also w/ floor to ceiling windows, has a large walk-in closet, and is adjacent to the 4-piece bathroom w/oversized tub. The second bedroom/den is huge & is tucked away from the main living area, so perfectly situated as a private home office and/or guest suite. The 2nd bathroom is very large w/lots of room for storage too. Enjoy main floor living with the expansive south facing patio & added perks from being a former show suite: upgraded hardwood, built-in closet organizers, extra large patio& titled prkg in the private garage.

Built in 1992

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4423805  |
| Price     | \$325,000 |
| Bedrooms  | 2         |
| Bathrooms | 1.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 1,076                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 100 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., Exercise Room |
| Parking   | Parkade                                       |

### **Interior**

|              |   |
|--------------|---|
| Appliances   | 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 | 5   |
| Stories      | 1   |
| Has Basement | Yes   |
| Basement     | None, No Basement   |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior          | Concrete, Brick  |
| Exterior Features | Golf Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks |
| Roof              | Unknown  |
| Construction      | Concrete, Brick  |
| Foundation        | Concrete Perimeter   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 3rd, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 18         |
| Condo Fee      | \$686           |

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Listing information last updated on April 4th, 2025 at 10:32am MDT