

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

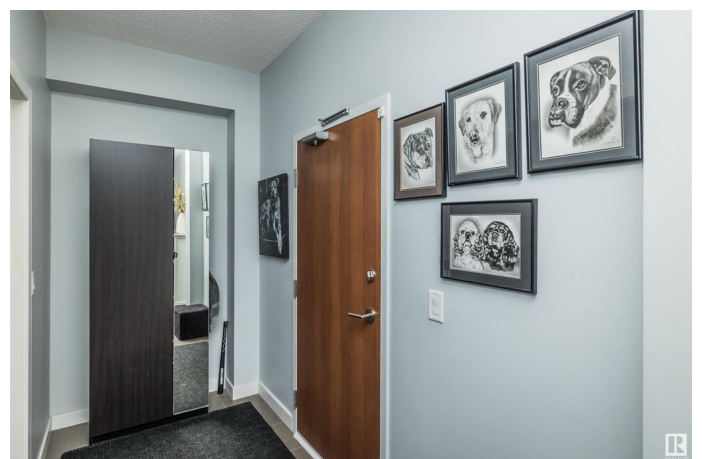
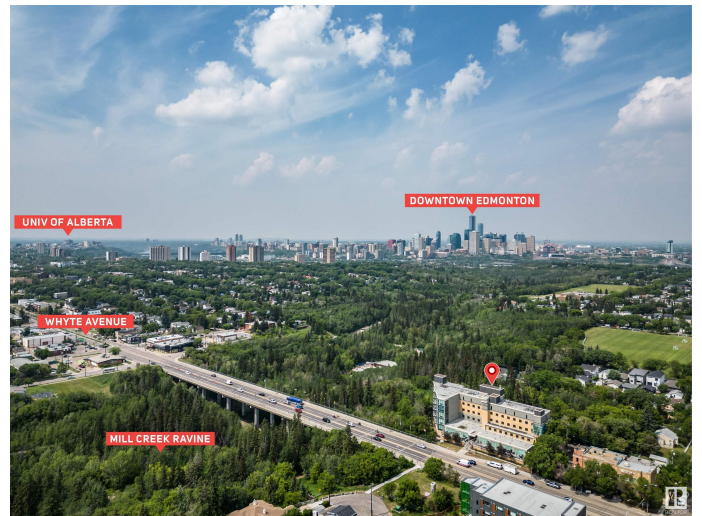
Bonnie Doon, Edmonton, AB

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	33
Zoning	Zone 18
Condo Fee	\$686

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Listing information last updated on April 5th, 2025 at 12:32pm MDT