

## \$274,900 - 204 9316 82 Avenue, Edmonton

MLS® #E4427099

**\$274,900**

2 Bedroom, 1.00 Bathroom, 802 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to Trinity Pointe, a fully renovated character building in a vibrant neighbourhood rich in culture, nature, & energy. This 2-bedroom condo offers serene views of Mill Creek Ravine, surrounded by trees, yet is just steps from lively Whyte Avenue. Trinity Pointe features concrete construction, heated underground parking, a full fitness room, & a chic New York-inspired lobby. Inside, the open-concept layout includes a stunning kitchen with stainless steel appliances, wall oven, built-in microwave, pantry, granite countertops, brand-new glass cooktop, & designer backsplash. The spacious living room is filled with natural light from large windows & leads to a cozy eating nook by a corner gas fireplace. The primary bedroom offers a peaceful retreat with built in closet organizers, & the luxurious 6-foot deep soaker tub & unique all-glass vanity elevate the bathroom. The suite offers a generously sized second bedroom. Additional features: in-suite laundry, rough-in for a 2-piece bath, storage cage & A/C.

Built in 1992

### Essential Information

MLS® # E4427099

Price \$274,900



Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	802
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	204 9316 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Z6

### Amenities

Amenities	Air Conditioner, Exercise Room, Intercom, Parking-Visitor, Security Door, Storage-In-Suite, Storage-Locker Room, See Remarks
Parking Spaces	1
Parking	Heated, Parkade, Single Indoor, Underground

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings, See Remarks
Heating	Heat Pump, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick, Stucco
Exterior Features	Hillside, Landscaped, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby, View Downtown, Private Park Access
Roof	Roll Roofing
Construction	Concrete, Brick, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Rutherford School
Middle	Kenilworth School
High	McNally School

### Additional Information

Date Listed	March 23rd, 2025
Days on Market	55
Zoning	Zone 18
Condo Fee	\$505

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