

# \$289,000 - 205 9316 82 Avenue, Edmonton

MLS® #E4455008

**\$289,000**

1 Bedroom, 1.50 Bathroom, 1,001 sqft  
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Welcome to Trinity Point, a rare concrete and steel building backing directly onto Mill Creek Ravine. This home offers a spacious primary bedroom plus a large den/flex room with a sprinkler system—ideal for a guest space, office, or studio. The open-concept layout features 9 ft ceilings, expansive windows, luxury engineered hardwood, gas fireplace, and an upgraded kitchen with gas cooktop, built-in oven, granite counters, and oversized island. Enjoy peaceful ravine views from your private balcony, or explore the city with Whyte Ave, Downtown, Ritchie Market, and the River Valley just minutes away. A generous laundry and storage room, underground parking, pet-friendly policies, and on-site fitness facilities complete the package. Impeccably managed, this is your opportunity to enjoy central living without compromise—urban convenience with the tranquility of nature.

Built in 1992

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4455008  |
| Price      | \$289,000 |
| Bedrooms   | 1         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 1,001                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 205 9316 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Z6            |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Deck, Parking-Visitor, Secured Parking, Sprinkler System-Fire |
| Parking Spaces | 1                                                                                                 |
| Parking        | Underground                                                                                       |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Air Conditioning-Central, 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      | 3                                                                                                                                                           |
| Stories           | 1                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | None, No Basement                                                                                                                                           |

### Exterior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick                                                                                                                               |
| Exterior Features | Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Roll Roofing                                                                                                                                  |

|              |                    |
|--------------|--------------------|
| Construction | Concrete, Brick    |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 84                |
| Zoning         | Zone 18           |
| Condo Fee      | \$633             |

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Listing information last updated on November 19th, 2025 at 8:02am MST