

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

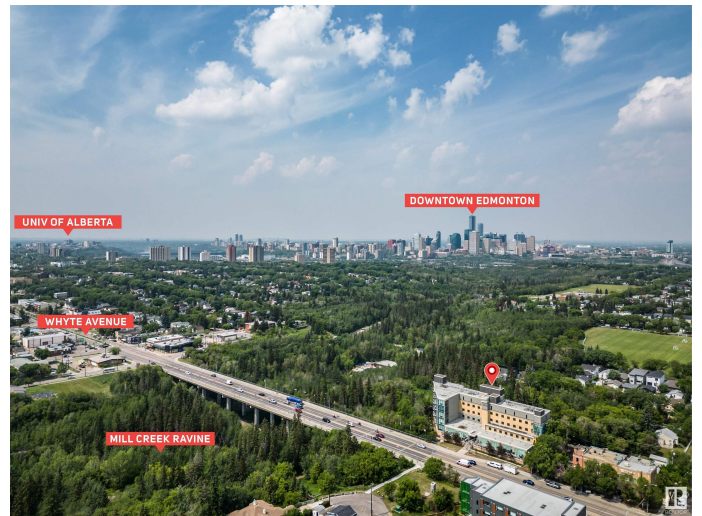
Bonnie Doon, Edmonton, AB

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 2:32am MDT