

## **\$385,000 - 102 9316 82 Avenue, Edmonton**

MLS® #E4454175

**\$385,000**

2 Bedroom, 2.00 Bathroom, 1,140 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Trinity Pointe is a unique apartment complex nestled on the banks of Mill Creek ravine. This 1140 sq ft, 2 bedroom apartment features a great room style kitchen, dining & living area with floor to ceiling west facing windows showcasing the green space! The living area also features cork flooring, stainless appliances, full height cabinets, granite counters, a gas fireplace and access to the spacious balcony. The south facing primary bedroom has a walkthrough closet to a 4 pc ensuite bath & bedroom 2 has green space views and is located across the hall from a 3pc common bath. Completing this home are 2 underground heated parking stalls (tandem) & a huge private & secure storage cage just steps away from your home. Building amenities include a fitness room on the main level just off the lobby. Transit out the front door connects you to the LRT at Bonnie Doon or Whyte Avenue & U of A. Close proximity to many restaurants & services & easy access to the ravine/river valley trails & Mill Creek pool.

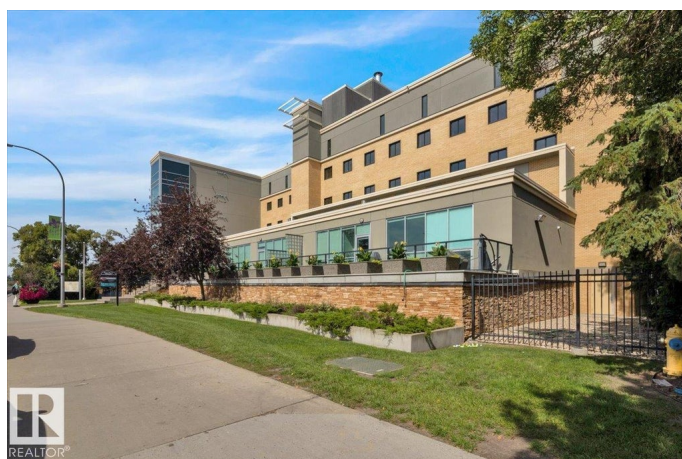
Built in 1992

### **Essential Information**

MLS® # E4454175

Price \$385,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	102 9316 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Z6

### Amenities

Amenities	On Street Parking, Air Conditioner, Ceiling 10 ft., Closet Organizers, Exercise Room, No Animal Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room, See Remarks
Parking Spaces	2
Parking	Heated, Parkade, Tandem, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Fan Coil, Hot Water, Natural Gas
Fireplace	Yes
Fireplaces	Insert
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Fenced, Golf Nearby, Landscaped, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks
Roof	Roll Roofing
Construction	Concrete, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 21st, 2025
Days on Market	1
Zoning	Zone 18
Condo Fee	\$725

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Listing information last updated on August 22nd, 2025 at 8:32am MDT