

## \$189,900 - 205 9138 83 Avenue, Edmonton

MLS® #E4424291

**\$189,900**

1 Bedroom, 1.00 Bathroom, 1,085 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

This spacious & bright 1-bedroom + den corner unit in Place Gaboury will steal your heart. The kitchen, dining, and living areas are bright and welcoming, with a cozy fireplace leading into a private den—perfect for an office or reading nook. Step onto your covered balcony to enjoy tranquil moments with space to spare. The primary suite boasts a dreamy walk-in closet/dressing room and a 5-piece ensuite with a walk-in tub for ultimate relaxation. This pet-friendly (small pets with board approval) condo is mere steps from the lush Mill Creek Ravine and trails, nestled within one of Edmonton's most walkable neighbourhoods. Enjoy the convenience of nearby LRT access and the best of the French Quarter—like Café Bicyclette and The Colombian Coffee—along with Bonnie Doon Mall and East Whyte Avenue hotspots. Extras include a covered parking stall, in-suite laundry, a fitness room, bike storage, and a large storage locker. It's all here—your perfect urban retreat awaits!

Built in 1990

### Essential Information

MLS® # E4424291

Price \$189,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	1,085
Acres	0.00
Year Built	1990
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	205 9138 83 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 1B7

### **Amenities**

Amenities	Deck, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre
Parking	Parkade, Stall
Is Waterfront	Yes

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Creek, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 6th, 2025  
Days on Market                56  
Zoning                              Zone 18  
Condo Fee                        \$623

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)  
Listing information last updated on May 1st, 2025 at 6:47pm MDT