

## \$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 | 70                |
| Zoning         | Zone 18           |
| Condo Fee      | \$725             |

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 October 29th, 2025 at 10:32pm MDT