

# \$279,900 - 105 9316 82 Avenue, Edmonton

MLS® #E4449820

**\$279,900**

1 Bedroom, 1.50 Bathroom, 996 sqft  
Condo / Townhouse on 0.00 Acres

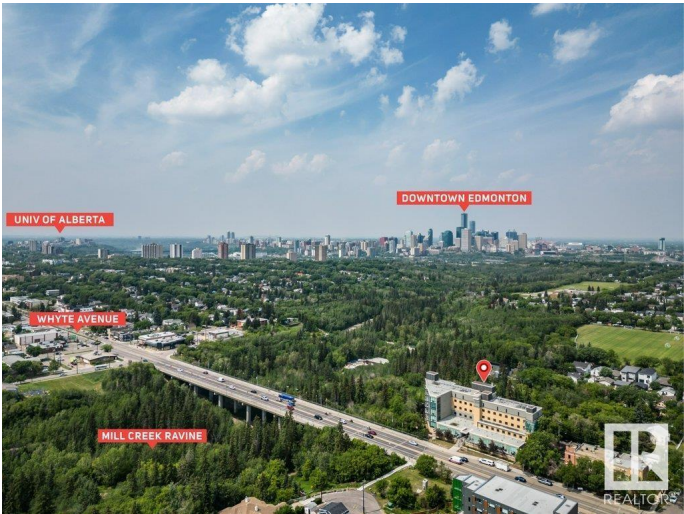
Bonnie Doon, Edmonton, AB

Upscale, pet-friendly condo in sought-after Trinity Pointe—ideal for professionals, students, or investors. Steps to Mill Creek Ravine, Campus Saint-Jean, and minutes to the U of A, this 1 bed + den unit blends location, lifestyle, and long-term value. Stylish interiors include wide-plank vinyl flooring, granite counters, gas fireplace, and private patio—perfect for pet owners. The den offers flexible space across from a guest powder room, while the spacious primary suite features a walk-in closet and 4-pc ensuite. Includes in-suite laundry, heated underground parking near the elevator, storage locker, and fitness room. Walkable to Whyte Ave, trails, transit, and caf  s—an exceptional opportunity in one of Edmonton’s most desirable neighborhoods.

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449820  |
| Price          | \$279,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 996       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 1992                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 105 9316 82 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 0Z6            |

### Amenities

|           |                                                                                                                                     |
|-----------|-------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, Exercise Room, Parking-Visitor, Patio, Sprinkler System-Fire, Storage-In-Suite, Storage Cage |
| Parking   | Heated, Underground                                                                                                                 |

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer |
| Heating           | Heat Pump, Natural Gas                                                                                                      |
| # of Stories      | 5                                                                                                                           |
| Stories           | 1                                                                                                                           |
| Has Basement      | Yes                                                                                                                         |
| Basement          | None, No Basement                                                                                                           |

### Exterior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Concrete, Brick, Stucco                                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Playground Nearby, Private Setting, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, View Downtown |
| Roof              | Roll Roofing                                                                                                                                                 |
| Construction      | Concrete, Brick, Stucco                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                           |

### Additional Information

Date Listed July 25th, 2025

Days on Market 8

Zoning Zone 18

Condo Fee \$632

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 August 2nd, 2025 at 8:47pm MDT