

## \$374,900 - 306 9316 82 Avenue, Edmonton

MLS® #E4433380

**\$374,900**

2 Bedroom, 2.00 Bathroom, 1,036 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

Handicapped accessible, Security and safety, 3rd, floor. A concrete building where history has been redefined. Luxury greets your guests with this 1039 sq.ft 2 bedroom & 2 bath. Enjoy peacefulness of the Millcreek Ravine and a view toward the downtown core. Walk to the Quaint French quarters close to the University. Your new home has been upgraded to increase the living experience with new SS Frigidaire appliances, a sought after 5-burner gas stove for the discerning chef, built in oven. Microwave, Broan hood fan, refrigerator with exterior water and ice dispenser, built in dishwasher as well as a high-end new kitchen faucet. Additional Kitchen Craft matching cabinets have been added with glass doors, enriched by the dark granite counters. A stereo system, a Phantom Screen door to the balcony. All windows floor to ceiling window panels. Second bedroom wall portion removed to enhance a formal dining experience, easy to change. Primary, windows face north and east. Wall TV. Tiger Wood flooring.

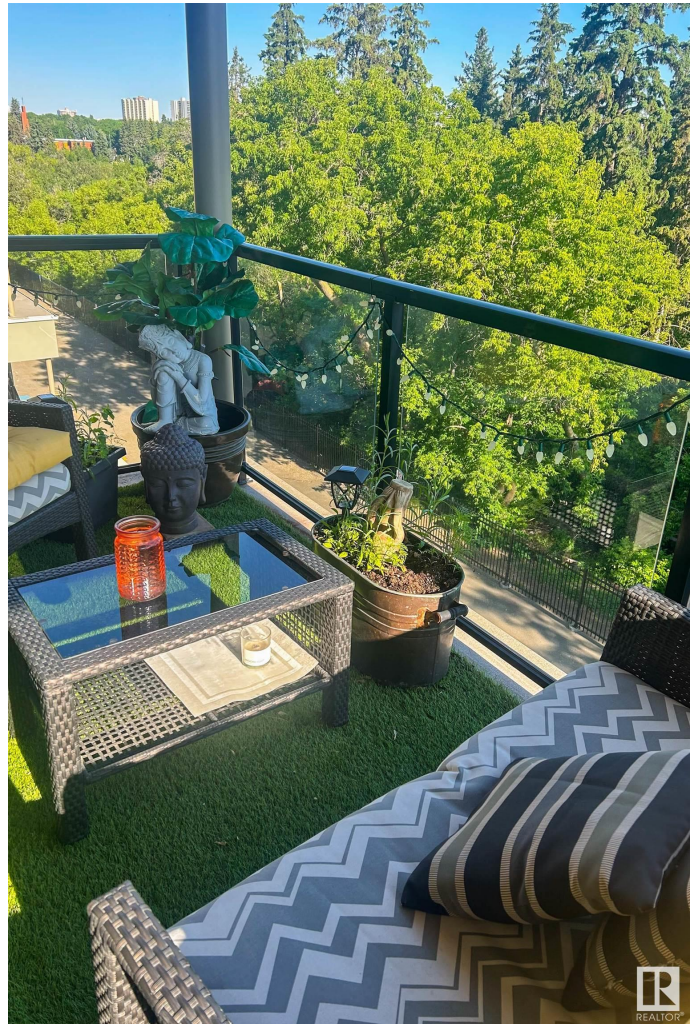
Built in 1992

### Essential Information

MLS® # E4433380

Price \$374,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,036                  |
| Acres          | 0.00                   |
| Year Built     | 1992                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 306 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, Closet Organizers, Deck, Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, See Remarks, Storage Cage, Natural Gas BBQ Hookup, Natural Gas Stove Hookup |
| Parking Spaces | 1                                                                                                                                                                                                                                                    |
| Parking        | Heated, Parkade, Stall, Underground, See Remarks                                                                                                                                                                                                     |
| Is Waterfront  | Yes                                                                                                                                                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Hood Fan, Intercom, Oven-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Gas, Window Coverings, See Remarks, TV Wall Mount, Curtains and Blinds |
| Heating           | Heat Pump, Natural Gas                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                           |
| Fireplaces        | Corner                                                                                                                                                                                                                        |
| # of Stories      | 5                                                                                                                                                                                                                             |
| Stories           | 1                                                                                                                                                                                                                             |

Has Basement      Yes  
Basement          None, No Basement

**Exterior**

Exterior            Concrete, Brick, Stucco  
Exterior Features   Back Lane, Backs Onto Pa  
Trees/Shrubs, Low Mainte  
Transportation, Ravine View,  
Remarks  
Roof                Roll Roofing  
Construction      Concrete, Brick, Stucco  
Foundation        Concrete Perimeter



**Additional Information**

Date Listed        April 30th, 2025  
Days on Market    94  
Zoning             Zone 18  
Condo Fee         \$649

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