

# \$289,000 - #205 9316 82 Av Nw, Edmonton

MLS® #E4455008

## \$289,000

1 Bedroom, 2.00 Bathroom, 1,001 sqft  
Single Family on 0.02 Acres

Bonnie Doon, Edmonton, Alberta

Welcome to Trinity Point, a rare concrete and steel building backing directly onto Mill Creek Ravine. This home offers a spacious primary bedroom plus a large den/flex room with a sprinkler system—ideal for a guest space, office, or studio. The open-concept layout features 9 ft ceilings, expansive windows, luxury engineered hardwood, gas fireplace, and an upgraded kitchen with gas cooktop, built-in oven, granite counters, and oversized island. Enjoy peaceful ravine views from your private balcony, or explore the city with Whyte Ave, Downtown, Ritchie Market, and the River Valley just minutes away. A generous laundry and storage room, underground parking, pet-friendly policies, and on-site fitness facilities complete the package. Impeccably managed, this is your opportunity to enjoy central living without compromise—urban convenience with the tranquility of nature. (id:6289)

Built in 1992

## Essential Information

|                |           |
|----------------|-----------|
| Listing #      | E4455008  |
| Price          | \$289,000 |
| Bedrooms       | 1         |
| Bathrooms      | 2.00      |
| Half Baths     | 1         |
| Square Footage | 1,001     |
| Acres          | 0.02      |



|            |                    |
|------------|--------------------|
| Year Built | 1992               |
| Type       | Single Family      |
| Sub-Type   | Condominium/Strata |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | #205 9316 82 Av Nw |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| Province    | Alberta            |
| Postal Code | T6C0Z6             |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Park, Golf Course, Public Transit, Schools, Shopping |
| Features       | Ravine, Closet Organizers, Environmental reserve     |
| Parking Spaces | 1                                                    |
| Parking        | Underground                                          |
| View           | Ravine view                                          |

### Interior

|            |                                                                                                        |
|------------|--------------------------------------------------------------------------------------------------------|
| Appliances | Dishwasher, Dryer, Hood Fan, Oven - Built-In, Microwave, Refrigerator, Stove, Washer, Window Coverings |
| Heating    | Heat Pump                                                                                              |
| Cooling    | Central air conditioning                                                                               |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | RE/MAX Real Estate |
|----------------|--------------------|



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