

**\$299,900 - 205 9316 82 Avenue, Edmonton**

MLS® #E4455008

**\$299,900**

1 Bedroom, 1.50 Bathroom, 1,001 sqft  
Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

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.

Built in 1992

**Essential Information**

MLS® #	E4455008
Price	\$299,900
Bedrooms	1
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,001
Acres	0.00
Year Built	1992
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	205 9316 82 Avenue
Area	Edmonton
Subdivision	Bonnie Doon
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 0Z6

### Amenities

Amenities	Air Conditioner, Closet Organizers, Deck, Parking-Visitor, Secured Parking, Sprinkler System-Fire
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Countertop Gas, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	3
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Concrete, Brick
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Roll Roofing

Construction	Concrete, Brick
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	August 27th, 2025
Days on Market	2
Zoning	Zone 18
Condo Fee	\$633

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