# \$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

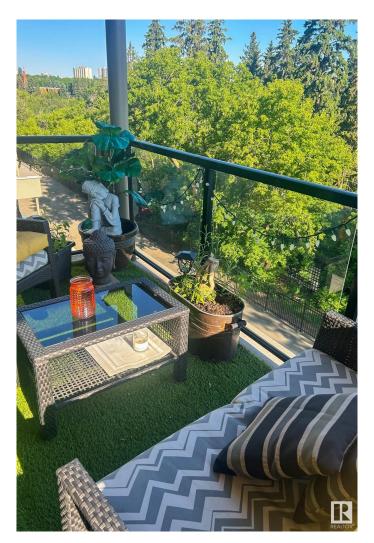
Security and safety, 3rd, floor. A concrete building where history has been redefined. Luxury greets you and your guests with this 1039 sq.ft 2 bedroom & 2 bath. Enjoy the peacefulness of the Millcreek Ravine and a view toward the downtown core. Walk to the Quaint French quarters close to the University. 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

**ALBERTA** 

Area Edmonton
Subdivision Bonnie Doon
City Edmonton

Province AB

Postal Code T6C 0Z6

## **Amenities**

County

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

### 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 Page 1987

Trees/Shrubs, Low Mainter

Transportation, Ravine View,

Remarks

Roof Roll Roofing

Construction Concrete, Brick, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed April 30th, 2025

Days on Market 47

Zoning Zone 18

Condo Fee \$649

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 June 16th, 2025 at 7:02pm MDT

