

\$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/steel 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 and 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 window covers floor to ceiling window panels. . Primary, windows face north and east. Wall TV. Tiger Wood flooring. Move in ready NOW.

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 104

Zoning Zone 18

Condo Fee \$649

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Listing information last updated on August 12th, 2025 at 11:02am MDT