

## \$344,000 - 306 9316 82 Avenue, Edmonton

MLS® #E4453670

**\$344,000**

2 Bedroom, 2.00 Bathroom, 1,036 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

FALL BEAUTY AWAITS. 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 the peaceful views of the Millcreek Ravine and a 180 degree 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 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 balcony. Window coverings 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® # E4453670

Price \$344,000

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, 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 Park/Trees, Creek, Fenced, Flat Site, Fruit Trees/Shrubs, Low Maintenance Landscape, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, View City, See Remarks |
| Roof              | Roll Roofing                                                                                                                                                                                                     |
| Construction      | Concrete, Brick, Stucco                                                                                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                                                                                               |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 56                |
| 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 October 14th, 2025 at 1:32pm MDT