

## \$189,900 - 309 9138 83 Avenue, Edmonton

MLS® #E4461850

**\$189,900**

1 Bedroom, 1.00 Bathroom, 750 sqft

Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

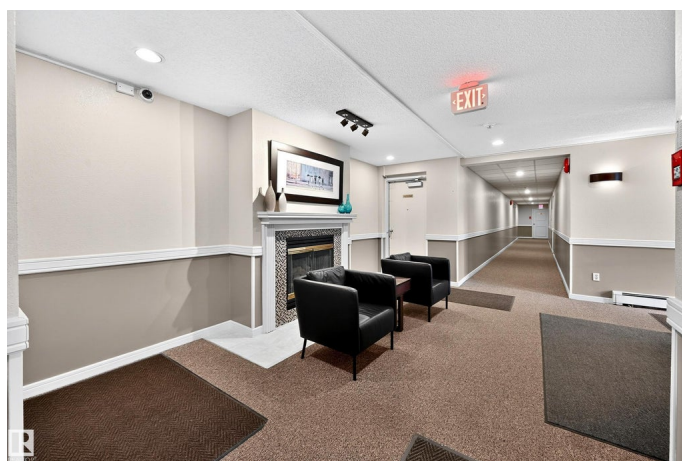
This bright and spacious 1-bedroom + den unit in Place Gaboury is sure to capture your heart. The open-concept kitchen, dining, and living spaces are filled with natural light, featuring a cozy fireplace that leads to a private den—ideal for a home office or a 2nd bedroom. Step out onto the west-facing covered balcony to enjoy quiet moments with a tree top view offering a serene backdrop. This pet-friendly condo (small pets allowed with board approval) is just steps from the beautiful Mill Creek Ravine and its scenic walking/cycling trails, located in one of Edmonton's most walkable neighborhoods. You™ll love the proximity to LRT access and the vibrant French Quarter, home to favorite spots like Caf   Bicyclette, The Colombian Coffee, and the lively eateries along East Whyte Avenue. With Bonnie Doon Mall also nearby, everything you need is within reach. Additional features include a covered parking stall, in-suite laundry, a fitness room, bike storage, and a large storage locker. Your perfect urban retreat!

Built in 1990

### Essential Information

MLS® # E4461850

Price \$189,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 750                    |
| Acres          | 0.00                   |
| Year Built     | 1990                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 309 9138 83 Avenue |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 1B7            |

### Amenities

|                |                                                                 |
|----------------|-----------------------------------------------------------------|
| Amenities      | Guest Suite, No Smoking Home, Social Rooms, Storage-Locker Room |
| Parking Spaces | 1                                                               |
| Parking        | Stall                                                           |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Hot Water, Natural Gas                                                                                 |
| Fireplace    | Yes                                                                                                    |
| Fireplaces   | Glass Door, Mantel                                                                                     |
| # of Stories | 4                                                                                                      |
| Stories      | 1                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | None, No Basement                                                                                      |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                  |
| Exterior Features | Park/Reserve, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 11th, 2025 |
| Days on Market | 3                  |
| Zoning         | Zone 18            |
| Condo Fee      | \$430              |

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Listing information last updated on October 13th, 2025 at 10:02pm MDT