

# \$359,900 - 306 9316 82 Avenue, Edmonton

MLS® #E4453670

**\$359,900**

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	\$359,900
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, 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 27  
Zoning Zone 18  
Condo Fee \$649

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Listing information last updated on September 15th, 2025 at 4:47pm MDT