# \$189,900 - 205 9138 83 Avenue, Edmonton

MLS® #E4424291

#### \$189,900

1 Bedroom, 1.00 Bathroom, 1,085 sqft Condo / Townhouse on 0.00 Acres

Bonnie Doon, Edmonton, AB

This spacious & bright 1-bedroom + den corner unit in Place Gaboury will steal your heart. The kitchen, dining, and living areas are bright and welcoming, with a cozy fireplace leading into a private denâ€"perfect for an office or reading nook. Step onto your covered balcony to enjoy tranquil moments with space to spare. The primary suite boasts a dreamy walk-in closet/dressing room and a 5-piece ensuite with a walk-in tub for ultimate relaxation. This pet-friendly (small pets with board approval) condo is mere steps from the lush Mill Creek Ravine and trails, nestled within one of Edmonton's most walkable neighbourhoods. Enjoy the convenience of nearby LRT access and the best of the French Quarterâ€"like Café Bicyclette and The Colombian Coffeeâ€"along with Bonnie Doon Mall and East Whyte Avenue hotspots. Extras include a covered parking stall, in-suite laundry, a fitness room, bike storage, and a large storage locker. It's all hereâ€"your perfect urban retreat awaits!



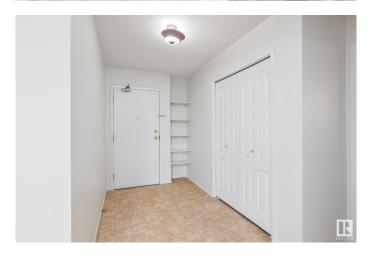
## **Essential Information**

MLS® # E4424291 Price \$189,900

Bedrooms 1







Bathrooms 1.00 Full Baths 1

Square Footage 1,085 Acres 0.00 Year Built 1990

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

# **Community Information**

Address 205 9138 83 Avenue

**ALBERTA** 

Area Edmonton
Subdivision Bonnie Doon
City Edmonton

Province AB

Postal Code T6C 1B7

### **Amenities**

County

Amenities Deck, Exercise Room, Guest Suite, No Animal Home, No Smoking

Home, Parking-Visitor, Party Room, Recreation Room/Centre

Parking Parkade, Stall

Is Waterfront Yes

#### Interior

Appliances Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer

Heating Hot Water, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Stucco

Exterior Features Creek, Landscaped, Public Swimming Pool, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles
Construction Wood, Stucco

Foundation Concrete Perimeter

## **Additional Information**

Date Listed March 6th, 2025

Days on Market 56

Zoning Zone 18

Condo Fee \$623

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 May 1st, 2025 at 5:17pm MDT