

# \$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

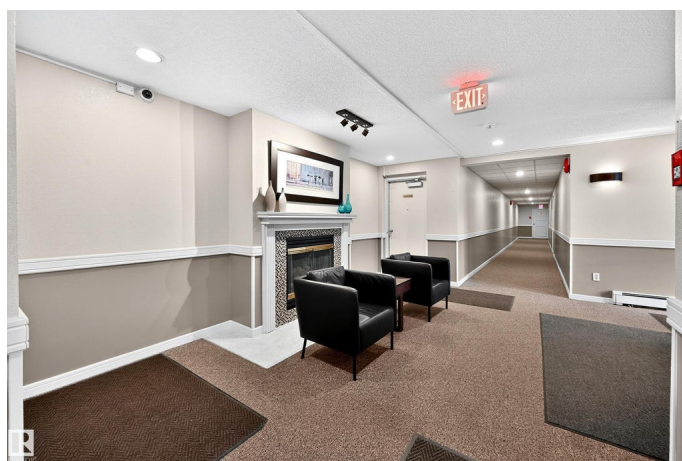
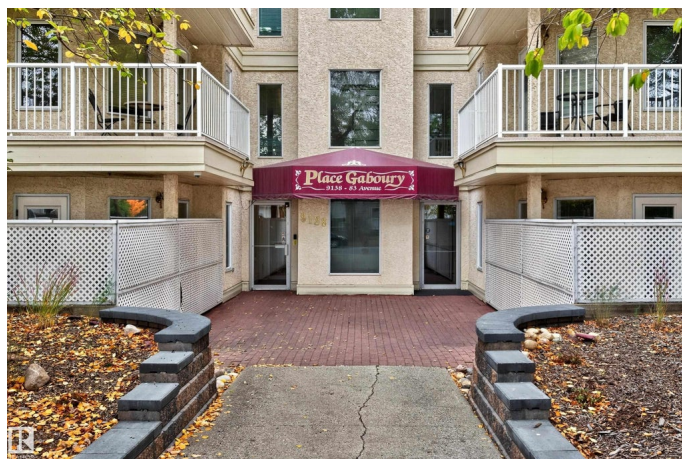
This bright and spacious 1-bedroom + den unit in Place Gaboury is sure to capture your heart. The open-concept kitchen, dining, and living spaces are filled with natural light, featuring a cozy fireplace that leads to a private den—ideal for a home office or a 2nd bedroom. Step out onto the west-facing 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 Café 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	1
Zoning	Zone 18
Condo Fee	\$430

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Listing information last updated on October 11th, 2025 at 11:17pm MDT