

# \$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 den—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 Quarter—like Café Bicyclette and The Colombian Coffee—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 here—your perfect urban retreat awaits!

Built in 1990

## 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 |
| Area        | Edmonton           |
| Subdivision | Bonnie Doon        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 1B7            |

### **Amenities**

|               |  |
|---------------|--|
| 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                55  
Zoning                              Zone 18  
Condo Fee                        \$623

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