

## \$329,900 - 201 7839 96 Street, Edmonton

MLS® #E4427291

**\$329,900**

2 Bedroom, 2.00 Bathroom, 1,019 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

**INCREDIBLE LOCATION** in Ritchie - Welcome to Creek Side! Views of the Mill Creek Ravine - east & north facing covered patio. With just over 1018sqft of living space - 2 bedrooms - 2 bathrooms - large storage - 1 underground parking stall - this well-maintained condo that feels like a complete home! Entering the condo you will love the open concept feeling. The spacious kitchen has ample cabinet, counter space & large dining area. Open to the kitchen is the living room with floor to ceiling windows & gas fireplace. Step outside through the patio doors & fall in love with the view! Back inside the primary bedroom is a great size with double closets & a 4-piece ensuite. The 2nd bedroom is a great size with large windows as well to enjoy the view. A large storage/laundry room & 3-piece 2nd bathroom & underground parking stall complete this amazing condo. Close to all amenities, river valley walking trails & new shopping & cafes! The condo has had many updates throughout the years inside & out.

Built in 1999

### Essential Information

MLS® # E4427291

Price \$329,900

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,019                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 201 7839 96 Street |
| Area        | Edmonton           |
| Subdivision | Ritchie            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 4R4            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Exercise Room, Gazebo, Guest Suite, Intercom, Secured Parking, Social Rooms |
| Parking Spaces | 1   |
| Parking        | Heated, Single Indoor, Stall, Underground                                   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Mantel, Tile Surround  |
| # of Stories      | 5  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |                                   |
|----------|-----------------------------------|
| Exterior | Wood, Stucco, Hardie Board Siding |
|----------|-----------------------------------|

|                   |  |
|-------------------|--|
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Stucco, Hardie Board Siding  |
| Foundation        | Concrete Perimeter   |

### **School Information**

|            |                   |
|------------|-------------------|
| Elementary | Hazeldean School  |
| Middle     | Allendale School  |
| High       | Strathcona School |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 43               |
| Zoning         | Zone 17          |
| Condo Fee      | \$576            |

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Listing information last updated on May 6th, 2025 at 11:02pm MDT