# \$489,900 - 506 7905 96 Street, Edmonton

MLS® #E4434456

## \$489.900

2 Bedroom, 2.00 Bathroom, 1,455 sqft Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Experience elevated living in this top-floor 1,454 sq. ft. Penthouse condo featuring two private patios with scenic southeast views of Mill Creek Ravine, and an upper-level retreat for quiet relaxation. Thoughtfully updated with over \$40,000 in renovations, including two stylish new bathrooms, refreshed kitchen with quartz surfaces, an under-mounted sink, and modern backsplash. The space is warm and welcoming with soaring ceilings and a striking full-height real brick fireplace that extends into the versatile loft above. Stay comfortable year-round with air conditioning, and enjoy the convenience of heated underground tandem parking and a large in-suite laundry room with bonus storage. Located in the heart of Ritchie, you're steps from trails, local shops, cafes, schools, and the Mill Creek Pool. This is a rare chance to own one of the few penthouses in this highly desirable building!

Built in 1998

#### **Essential Information**

MLS® # E4434456

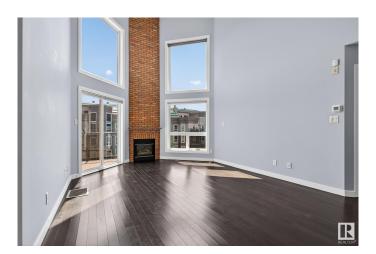
Price \$489,900

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 1,455







Acres 0.00 Year Built 1998

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Penthouse

Status Active

## **Community Information**

Address 506 7905 96 Street

Area Edmonton
Subdivision Ritchie

City Edmonton
County ALBERTA

Province AB

Postal Code T6C 4R3

## **Amenities**

Amenities Off Street Parking, Closet Organizers, Detectors Smoke, Guest Suite,

Hot Water Natural Gas, No Smoking Home, Party Room,

Storage-In-Suite, Vinyl Windows, Rooftop Deck/Patio

Parking Tandem, Underground

### Interior

Interior Features ensuite bathroom

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan,

Refrigerator, Stove-Gas, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

# of Stories 5
Stories 2
Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Hardie Board Siding

Exterior Features Picnic Area, Playground Nearby, Public Swimming Pool, Public

Transportation, Ravine View, Schools, Shopping Nearby, See Remarks

Roof Metal

Construction Wood, Hardie Board Siding

Foundation Concrete Perimeter

## **Additional Information**

Date Listed May 4th, 2025

Days on Market 72

Zoning Zone 17

Condo Fee \$823

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