

## \$415,000 - 502 7905 96 Street, Edmonton

MLS® #E4449729

**\$415,000**

2 Bedroom, 2.00 Bathroom, 1,325 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

MILLION DOLLAR VIEWS FROM THIS 2-LEVEL PENTHOUSE OVERLOOKING MILL CREEK RAVINE!! Over 1300 sq.ft. with 2 large bedrooms, 2 baths, and 2 balconies! Bright open kitchen with walk in pantry & large bar area. Large formal dining room. Gorgeous living room has several large windows with soaring ceiling, gas fireplace and hardwood floors. Main floor bedroom has plenty of room for a king-size bed. Nice sized laundry room on the main floor. Upstairs the Primary Suite has a 3 piece bath with two large walk in closets, windows that open to the living area below and direct access to the top floor balcony, with stunning views! Newer floors in both bedrooms and on the stairs. Central A/C. Very quiet area in Ritchie, yet close to the Ritchie Market and Whyte Ave with all they have to offer as well as the UofA. Good bus service in the area. Comes with a 2car Tandem parking stall & storage. Pet friendly (no size limit, 2 pets allowed). Social Room & Exercise Room. Adult living 18+. Some photos have been virtually staged.

Built in 1998

### Essential Information

MLS® # E4449729

Price \$415,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,325             |
| Acres          | 0.00              |
| Year Built     | 1998              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Penthouse         |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 502 7905 96 Street |
| Area        | Edmonton           |
| Subdivision | Ritchie            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 4R3            |

### Amenities

|                |                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Deck, Exterior Walls- 2"x6", Guest Suite, No Smoking Home, Recreation Room/Centre, Rooftop Deck/Patio |
| Parking Spaces | 2                                                                                                                      |
| Parking        | Tandem                                                                                                                 |
| Is Waterfront  | Yes                                                                                                                    |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Humidifier-Power(Furnace), Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                         |
| Fireplaces        | Brass Surround                                                                                                                                              |
| # of Stories      | 5                                                                                                                                                           |
| Stories           | 2                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | None, No Basement                                                                                                                                           |

**Exterior**

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                      |
| Exterior Features | Backs Onto Park/Trees, Creek, Park/Reserve, Public Transportation, Ravine View |
| Roof              | Metal                                                                          |
| Construction      | Wood, Hardie Board Siding                                                      |
| Foundation        | Concrete Perimeter                                                             |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 53              |
| Zoning         | Zone 17         |
| Condo Fee      | \$771           |

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Listing information last updated on September 16th, 2025 at 1:17am MDT