

## **\$429,900 - 502 7905 96 Street, Edmonton**

MLS® #E4449729

**\$429,900**

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, one with 8 shoe shelves, 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 2 car Tandem parking stall & storage. Pet friendly (no size limit, 2 pets allowed). Adult living 18+. Some photos have been virtually staged.

Built in 1998

### **Essential Information**

MLS® # E4449729

Price \$429,900



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	4
Zoning	Zone 17
Condo Fee	\$771

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 28th, 2025 at 10:17pm MDT