

## \$325,000 - 200 7839 96 Street, Edmonton

MLS® #E4435958

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Discover the charm of Ritchie in this spacious 1226 sq ft, 2-bedroom, 2-bath condo! Nestled in a quiet 18+ building, this 2nd-floor suite offers a bright L-shaped kitchen with stainless steel appliances, an inviting living room with fireplace, and a generous balcony facing north. The primary bedroom boasts a walk-in closet & ensuite with stand shower. Enjoy secure heated underground parking, storage locker, fitness & social rooms, plus a grand foyer with soaring ceilings and secured entrance. Location is everythingâ€™steps to Mill Creek Ravine with endless trails & bike paths for your outdoor adventures. Walk to the Muttart Conservatory, Ritchie's vibrant cafes & restaurants, and all Whyte Avenueâ€™s cultural gems. Quick access to U of A, public transit, and everyday amenities. \$637/mth condo fees include: heat, water, professional management, and much more. Live where urban convenience meets natureâ€™s playground!

Built in 1999

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4435958  |
| Price     | \$325,000 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,232                  |
| Acres          | 0.00                   |
| Year Built     | 1999                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 200 7839 96 Street |
| Area        | Edmonton           |
| Subdivision | Ritchie            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 4R4            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Detectors Smoke, Exercise Room, Intercom, Secured Parking |
| Parking Spaces | 1   |
| Parking        | Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Glass Door, Mantel   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Stucco, Hardie Board Siding  |
| Exterior Features | Golf Nearby, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools, |

|              |                                   |
|--------------|-----------------------------------|
|              | Shopping Nearby                   |
| Roof         | Asphalt Shingles                  |
| Construction | Wood, Stucco, Hardie Board Siding |
| Foundation   | Concrete Perimeter                |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 12th, 2025 |
| Days on Market | 5              |
| Zoning         | Zone 17        |
| Condo Fee      | \$638          |

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 May 17th, 2025 at 10:02am MDT