

## \$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
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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	84
Zoning	Zone 17
Condo Fee	\$576

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Listing information last updated on June 16th, 2025 at 9:47pm MDT