

## \$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, youâ€™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	86
Zoning	Zone 17
Condo Fee	\$823

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