

\$350,000 - 306 7951 96 Street, Edmonton

MLS® #E4450568

\$350,000

2 Bedroom, 2.00 Bathroom, 1,248 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Age in place in this well-designed condo. This original owner designed the unit to be a comfortable home for anyone by subtly incorporating universal design & accessibility features. One of the larger units almost 1250 sq ft, this condo has two bedrooms, two full baths (both with pocket doors) & an ensuite beautifully tiled with a barrier-free shower. Large chef's kitchen with quartz countertops, newer SS appliances with counter-top stove & built-in oven. The stove and kitchen sink are at standard height - wheelchair/walker compatible. Smart features including Alexa compatible light switches, programmable thermostat, power front door, and remote-controlled blinds. Oversized tiled underground tandem parking stall next to the elevator comes with storage cage. South facing balcony, gas hook-up for the BBQ & central air-conditioning. Building amenities include guest suite, social room, and gym. Creekside Support Services on-site, provides home care services for individuals living with a physical disability.

Built in 1997

Essential Information

MLS® # E4450568

Price \$350,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	0.00
Year Built	1997
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	306 7951 96 Street
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4R1

Amenities

Amenities	Air Conditioner, Assisted Living, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Barrier Free Home, Storage Cage
Parking	Over Sized, Tandem, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two
Heating	Forced Air-1, Natural Gas
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Hardie Board Siding
----------	---------------------------

Exterior Features	Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 17
Condo Fee	\$751

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 August 2nd, 2025 at 5:47am MDT