

## \$500,000 - 506 7905 96 Street, Edmonton

MLS® #E4434456

**\$500,000**

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          | \$500,000 |
| 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 | 44            |
| Zoning         | Zone 17       |
| Condo Fee      | \$823         |

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Listing information last updated on June 17th, 2025 at 12:02pm MDT