

## \$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 titled 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 | 23              |
| Zoning         | Zone 17         |
| Condo Fee      | \$751           |

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Listing information last updated on August 23rd, 2025 at 7:47am MDT