

## \$325,000 - 200 7839 96 Street, Edmonton

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MLS® #E4435958

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,232 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Discover the charm of Ritchie in this spacious 1226 sq ft, 2-bedroom, 2-bath condo! Nestled in a quiet 18+ building, this 2nd-floor suite offers a bright L-shaped kitchen with stainless steel appliances, an inviting living room with fireplace, and a generous balcony facing north. The primary bedroom boasts a walk-in closet & ensuite with stand shower. Enjoy secure heated underground parking, storage locker, fitness & social rooms, plus a grand foyer with soaring ceilings and secured entrance. Location is everythingâ€™steps to Mill Creek Ravine with endless trails & bike paths for your outdoor adventures. Walk to the Muttart Conservatory, Ritchie's vibrant cafes & restaurants, and all Whyte Avenueâ€™s cultural gems. Quick access to U of A, public transit, and everyday amenities. \$637/mth condo fees include: heat, water, professional management, and much more. Live where urban convenience meets natureâ€™s playground!



Built in 1999

### Essential Information

MLS® #	E4435958
Price	\$325,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	1,232
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	200 7839 96 Street
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4R4

### Amenities

Amenities	Detectors Smoke, Exercise Room, Intercom, Secured Parking
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Hardie Board Siding
Exterior Features	Golf Nearby, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	1
Zoning	Zone 17
Condo Fee	\$638

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