

## \$319,800 - 107 7839 96 Street, Edmonton

MLS® #E4429500

**\$319,800**

2 Bedroom, 2.00 Bathroom, 1,260 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

This 2-bed, 2-bath condo is an excellent choice in a superb area. Fantastic, spacious open-concept living / dining area, perfect for relaxing by the cozy gas fireplace. Large windows throughout with loads of natural light. Chefs kitchen has plenty of counter space, cabinets, and pan drawers. Custom built-in dinette. Huge primary bedroom with cozy nook perfect for desk or lounge chair, walk-in closet, and 3-piece ensuite. 2nd bedroom and a 4-pc bath close by. In suite laundry with full-size machines and ample storage. The patio doors open to a large south deck with a stunning grassy courtyard. Heated underground parking with storage cage. Adult 18+, pet-friendly building is peaceful and boasts a social room, gym & guest suite. Well-run Complex has fully renovated exterior, new windows and doors

Built in 1999

### Essential Information

MLS® #	E4429500
Price	\$319,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,260
Acres	0.00
Year Built	1999



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	107 7839 96 Street
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4R3

### Amenities

Amenities	Exercise Room, Guest Suite, Parking-Visitor, Security Door, Television Connection
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Refrigerator, Stove-Electric, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Flat Site, Park/Reserve, Public Swimming Pool, Public Transportation, Ravine View, River Valley View, River View
Roof	Metal
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### Additional Information

Date Listed	April 7th, 2025
Days on Market	11
Zoning	Zone 17
Condo Fee	\$658

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