

**\$340,000 - 408 7905 96 Street, Edmonton**

MLS® #E4450245

**\$340,000**

2 Bedroom, 2.00 Bathroom, 1,029 sqft  
Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Experience the best of Mill Creek living in this updated 4th floor corner suite with south and west light. This rare 18+ building offers optional Home Support Services for those who need them—personal care, housekeeping, or meal prep—while remaining a perfect choice for independent living. The unit has been upgraded for accessibility with a wheelchair-friendly bathroom, roll-in shower, bedroom equipped with ceiling lift track, and covered balcony access. Smart lights and blinds add modern convenience, while new quartz counters, fridge, and dishwasher refresh the kitchen. Both bedrooms feature ensuites, offering privacy for residents or guests. Enjoy year-round comfort with central A/C, in-suite laundry, and underground parking. Steps from Ritchie Market, Whyte Ave, and the ravine trails, Creek Side blends convenience, nature, and flexible living to suit any lifestyle.

Built in 1998

**Essential Information**

MLS® #	E4450245
Price	\$340,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	1,029
Acres	0.00
Year Built	1998
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	408 7905 96 Street
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4R3

### Amenities

Amenities	Air Conditioner, Assisted Living, Ceiling 9 ft., Patio, Natural Gas BBQ Hookup
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel, Tile Surround
# of Stories	5
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco, Hardie Board Siding
Exterior Features	Backs Onto Park/Trees, Landscaped, Ravine View
Roof	Metal

Construction	Wood, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 29th, 2025
Days on Market	2
Zoning	Zone 17
Condo Fee	\$576

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