

# \$335,000 - 408 7905 96 Street, Edmonton

MLS® #E4450245

## \$335,000

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 an ideal choice for independent living. The unit is upgraded for accessibility with a wheelchair-friendly bathroom, roll-in shower, ceiling lift track, and balcony access. Smart lights and blinds add modern convenience, while new quartz counters, fridge, and dishwasher refresh the kitchen. Both bedrooms have private ensuites, making it a versatile option for roommates, a guest, or even a university student needing their own space. Central A/C, in-suite laundry, and underground parking provide year-round comfort. Steps from Ritchie Market, Whyte Ave, and ravine trails, Creek Side combines convenience, nature, and flexible living to suit any lifestyle.

Built in 1998

### Essential Information

MLS® #	E4450245
Price	\$335,000
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	49
Zoning	Zone 17
Condo Fee	\$576

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