

Courtesy Of Kerry R Pfanmuller and Moneca Atley Of Century 21 Leading

# \$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

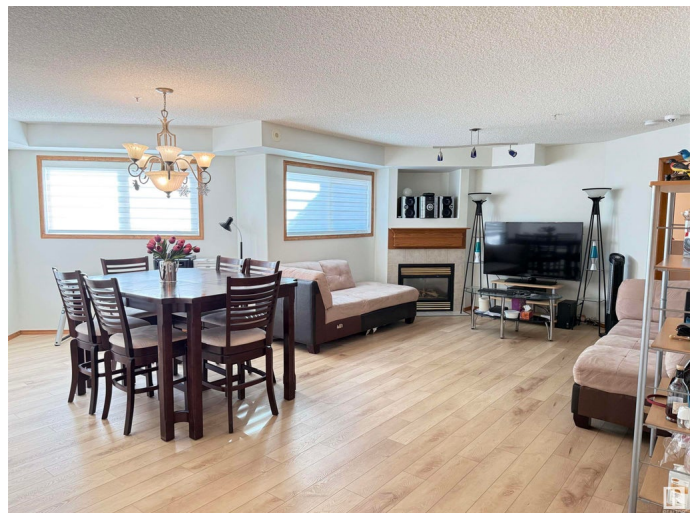
Ritchie, Edmonton, AB

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 | 12              |
| Zoning         | Zone 17         |
| Condo Fee      | \$658           |

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Listing information last updated on April 19th, 2025 at 4:32am MDT