

\$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	48
Zoning	Zone 17
Condo Fee	\$576

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 15th, 2025 at 6:17am MDT