

\$325,000 - 200 7839 96 Street, Edmonton

MLS® #E4435958

\$325,000

2 Bedroom, 2.00 Bathroom, 1,232 sqft
Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Discover the charm of Ritchie in this spacious 1226 sq ft, 2-bedroom, 2-bath condo! Nestled in a quiet 18+ building, this 2nd-floor suite offers a bright L-shaped kitchen with stainless steel appliances, an inviting living room with fireplace, and a generous balcony facing north. The primary bedroom boasts a walk-in closet & ensuite with stand shower. Enjoy secure heated underground parking, storage locker, fitness & social rooms, plus a grand foyer with soaring ceilings and secured entrance. Location is everythingâ€”steps to Mill Creek Ravine with endless trails & bike paths for your outdoor adventures. Walk to the Muttart Conservatory, Ritchie's vibrant cafes & restaurants, and all Whyte Avenueâ€™s cultural gems. Quick access to U of A, public transit, and everyday amenities. \$637/mth condo fees include: heat, water, professional management, and much more. Live where urban convenience meets natureâ€™s playground!

Built in 1999

Essential Information

MLS® #	E4435958
Price	\$325,000
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	1,232
Acres	0.00
Year Built	1999
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	200 7839 96 Street
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4R4

Amenities

Amenities	Detectors Smoke, Exercise Room, Intercom, Secured Parking
Parking Spaces	1
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door, Mantel
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stucco, Hardie Board Siding
Exterior Features	Golf Nearby, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Ravine View, Schools,

	Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stucco, Hardie Board Siding
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 12th, 2025
Days on Market	2
Zoning	Zone 17
Condo Fee	\$638

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Listing information last updated on May 14th, 2025 at 1:47pm MDT