

# \$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 | 4               |
| Zoning         | Zone 17         |
| Condo Fee      | \$576           |

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Listing information last updated on August 2nd, 2025 at 1:32am MDT