

**\$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 | 50              |
| Zoning         | Zone 17         |
| Condo Fee      | \$576           |

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Listing information last updated on September 17th, 2025 at 5:17am MDT