

## \$459,900 - 506 7905 96 Street, Edmonton

MLS® #E4451095

**\$459,900**

2 Bedroom, 2.00 Bathroom, 1,455 sqft  
Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Experience elevated living in this top-floor 1,454 sq. ft. Penthouse condo featuring two private patios with scenic southeast views of Mill Creek Ravine, and an upper-level retreat for quiet relaxation. Thoughtfully updated with over \$40,000 in renovations, including two stylish new bathrooms, refreshed kitchen with quartz surfaces, an under-mounted sink, and modern backsplash. The space is warm and welcoming with soaring ceilings and a striking full-height real brick fireplace that extends into the versatile loft above. Stay comfortable year-round with air conditioning, and enjoy the convenience of heated underground tandem parking and a large in-suite laundry room with bonus storage. Located in the heart of Ritchie, youâ€™re steps from trails, local shops, cafes, schools, and the Mill Creek Pool. This is a rare chance to own one of the few penthouses in this highly desirable building!

Built in 1998

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4451095  |
| Price          | \$459,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,455     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 1998              |
| Type       | Condo / Townhouse |
| Sub-Type   | Lowrise Apartment |
| Style      | Penthouse         |
| Status     | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 506 7905 96 Street |
| Area        | Edmonton           |
| Subdivision | Ritchie            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 4R3            |

### Amenities

|           |                                                                                                                                                                              |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Closet Organizers, Detectors Smoke, Guest Suite, Hot Water Natural Gas, No Smoking Home, Party Room, Storage-In-Suite, Vinyl Windows, Rooftop Deck/Patio |
| Parking   | Tandem, Underground                                                                                                                                                          |

### Interior

|                   |                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                         |
| # of Stories      | 5                                                                                                                 |
| Stories           | 2                                                                                                                 |
| Has Basement      | Yes                                                                                                               |
| Basement          | None, No Basement                                                                                                 |

### Exterior

|                   |                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Hardie Board Siding                                                                                                       |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, See Remarks |
| Roof              | Metal                                                                                                                           |
| Construction      | Wood, Hardie Board Siding                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                              |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 3rd, 2025 |
| Days on Market | 21               |
| Zoning         | Zone 17          |
| Condo Fee      | \$823            |

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Listing information last updated on August 24th, 2025 at 12:02am MDT