

## **\$350,000 - 306 7951 96 Street, Edmonton**

MLS® #E4450568

**\$350,000**

2 Bedroom, 2.00 Bathroom, 1,248 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

Age in place in this well-designed condo. This original owner designed the unit to be a comfortable home for anyone by subtly incorporating universal design & accessibility features. One of the larger units almost 1250 sq ft, this condo has two bedrooms, two full baths (both with pocket doors) & an ensuite beautifully tiled with a barrier-free shower. Large chef's kitchen with quartz countertops, newer SS appliances with counter-top stove & built-in oven. The stove and kitchen sink are at standard height - wheelchair/walker compatible. Smart features including Alexa compatible light switches, programmable thermostat, power front door, and remote-controlled blinds. Oversized titled underground tandem parking stall next to the elevator comes with storage cage. South facing balcony, gas hook-up for the BBQ & central air-conditioning. Building amenities include guest suite, social room, and gym. Creekside Support Services on-site, provides home care services for individuals living with a physical disability.

Built in 1997

### **Essential Information**

MLS® # E4450568

Price \$350,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,248
Acres	0.00
Year Built	1997
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	306 7951 96 Street
Area	Edmonton
Subdivision	Ritchie
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6C 4R1

### Amenities

Amenities	Air Conditioner, Assisted Living, Exercise Room, Guest Suite, No Animal Home, No Smoking Home, Secured Parking, Security Door, Social Rooms, Storage-In-Suite, Barrier Free Home, Storage Cage
Parking	Over Sized, Tandem, Underground

### Interior

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

### Exterior

Exterior	Wood, Hardie Board Siding
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Exterior Features	Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Hardie Board Siding
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 31st, 2025
Days on Market	2
Zoning	Zone 17
Condo Fee	\$751

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Listing information last updated on August 2nd, 2025 at 3:02pm MDT