

# \$420,000 - 2 7210 96 Street, Edmonton

MLS® #E4419528

**\$420,000**

2 Bedroom, 2.50 Bathroom, 1,401 sqft  
Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

CHIC 1380 sq 2 bedroom 3 bathroom 2 storey townhouse located in the upscale neighbourhood of Ritchie. This beautiful open concept layout features a modern style 2 tone kitchen with granite counter tops and stainless steel appliances, stunning laminate flooring that flows throughout the main level, large eat in dining room, good sized living room and a 2 piece main floor powder room. Upstairs features 2 big bedrooms, 2 full 4 piece bathrooms and a loft. The large master includes a 4 piece en-suite and a walk in closet. This home is located in the heart of Ritchie close to public transportation and many more great amenities. This home is a must see.

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4419528  |
| Price          | \$420,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,401     |
| Acres          | 0.00      |
| Year Built     | 2013      |



|          |                   |
|----------|-------------------|
| Type     | Condo / Townhouse |
| Sub-Type | Townhouse         |
| Style    | 2 Storey          |
| Status   | Active            |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 2 7210 96 Street |
| Area        | Edmonton         |
| Subdivision | Ritchie          |
| City        | Edmonton         |
| County      | ALBERTA          |
| Province    | AB               |
| Postal Code | T6E 1B3          |

### Amenities

|           |                                            |
|-----------|--------------------------------------------|
| Amenities | Carbon Monoxide Detectors, No Smoking Home |
| Parking   | Single Garage Detached                     |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                    |
| Exterior Features | Fenced, Golf Nearby, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                               |
| Construction      | Wood, Vinyl                                                                    |
| Foundation        | Concrete Perimeter                                                             |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2025 |
| Days on Market | 83                 |
| Zoning         | Zone 17            |
| Condo Fee      | \$165              |

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Listing information last updated on April 22nd, 2025 at 9:02pm MDT