

Courtesy Of Erin Holowach Of ComFree

## \$584,900 - 508 7839 96 Street, Edmonton

MLS® #E4459646

**\$584,900**

2 Bedroom, 2.00 Bathroom, 1,487 sqft

Condo / Townhouse on 0.00 Acres

Ritchie, Edmonton, AB

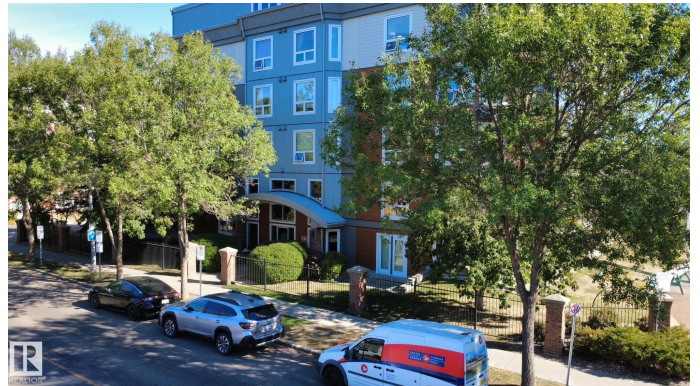
Stunning 2-bedroom, 2-bathroom 1487 sq ft 2-story penthouse condo in the heart of Ritchie, where modern design meets executive living. With 20-foot vaulted ceilings, floor-to-ceiling windows, and endless natural light, this one-of-a-kind corner unit offers panoramic views of Edmonton's river valley and downtown skyline. Step inside and be wowed by the expansive open-concept living space with upgraded luxury flooring, brand new stainless appliances, full-size washer/dryer, and stylish modern finishes. The 2nd floor loft provides the perfect flex space for a 3rd bedroom, office, or games room. Rare find with TWO titled underground parking stalls and TWO storage lockers. Corner unit with only one direct neighbor for added privacy. Steps to the elevator for convenience. Enjoy two outdoor living areas with a south-facing deck off the living room with unlimited river valley views and a private rooftop terrace – your very own sky-high retreat, ideal for entertaining, lounging, or creating a chic outdoor oasis.

Built in 1997

### Essential Information

MLS® # E4459646

Price \$584,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,487             |
| Acres          | 0.00              |
| Year Built     | 1997              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |
| Style          | Loft              |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 508 7839 96 Street |
| Area        | Edmonton           |
| Subdivision | Ritchie            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6C 4R4            |

### Amenities

|           |                                                                                                                                                                                                                                          |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Detectors Smoke, Exercise Room, Guest Suite, Hot Water Natural Gas, No Smoking Home, Party Room, Patio, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage-Locker Room, Vaulted Ceiling |
| Parking   | Stall, Underground, See Remarks                                                                                                                                                                                                          |

### Interior

|                   |                                                                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                     |
| Fireplace         | Yes                                                                                                                                           |
| Fireplaces        | Tile Surround                                                                                                                                 |
| # of Stories      | 5                                                                                                                                             |
| Stories           | 2                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                           |
| Basement          | None, No Basement                                                                                                                             |

**Exterior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Exterior          | Steel, Vinyl                                                                      |
| Exterior Features | Backs Onto Park/Trees, Ravine View, River Valley View, Shopping Nearby, View City |
| Roof              | Metal, Unknown                                                                    |
| Construction      | Steel, Vinyl                                                                      |
| Foundation        | Concrete Perimeter                                                                |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 30                   |
| Zoning         | Zone 17              |
| Condo Fee      | \$830                |

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Listing information last updated on October 26th, 2025 at 3:17pm MDT