

## \$399,000 - 2 7210 96 Street, Edmonton

MLS® #E4419528

**\$399,000**

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	\$399,000
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	106
Zoning	Zone 17
Condo Fee	\$165

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