



Living Room

Edmonton

#306 7951 96 ST NW

Ritchie  
T6C 4R1

LP:  
SP:

\$350,000

M

Listing ID #  
Building Type  
Style  
Year Built  
Full Baths  
Half Baths  
Total Baths

E4450568  
Lowrise Apartment  
Single Level Apartment  
1997  
2  
0  
2.0

Tot Flr AG SqFt  
1,248.09

Sold Date  
Bedrooms Above  
Bedrooms Total  
Basement  
Basement Dev  
Tot Flr AG SqM

2  
2  
None  
No Basement  
115.95

ACTIVE

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.

Directions

Living Room	6.77x4.72	M	Bedroom 3	Bath#	#pcs	Lvl	Ens	Level	SqM	SF
Dining Room	4.39x3.32	M	Bedroom 4	1	4	M	No	Main		
Kitchen	4.81x4.23	M		2	3	M	Yes	Upper		
Family Room				3				Above Grd		
Den				4				Lower		
Bonus Room				5				Below Grd		
Primary Bedrm	7.15x3.30	M		6				Tot Flr AG	115.95	1,248.09
Bedroom 2	4.55x2.36	M		7				# Finished	1	

<b>Heat Source</b>	Natural Gas	<b>Construction</b>	Wood Frame		
<b>Heat Type</b>	Forced Air-1	<b>Basement</b>	None	/	No Basement
<b>Foundation</b>	Concrete	<b>Separate Ent</b>			
<b>Roof Type</b>	Asphalt Shingles	<b>2nd Suite</b>	<b>Permit By Seller</b>		
<b>Exterior</b>	Hardie Board Siding	<b>Garage Suite</b>	<b>Permit</b>		
<b>Flooring</b>	Ceramic Tile, Cork Flooring, Laminate Flooring	<b>Garden Suite</b>	<b>Permit</b>		
<b>Features</b>	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	<b>Lot Shape</b>	<b>Front Exposure</b> West		
		<b>Lot Size SqM</b>	74.10	<b>F x D (m)</b>	x
		<b>Zoning</b>			
		<b>Tax Amount</b>	\$2,675.70	/	2024
		<b>Conform Type</b>			
		<b>Conform Year</b>			
<b>Goods Incl</b>	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Stove-Countertop Electric, Washer, Window Coverings, Refrigerators-Two	<b>Goods Excl</b>			

		Warranty	
		Fireplace	
		FP Fuel	
		FP Type	
		HOA Y/N	No
		HOA Fee/Schd	/
		HOA Fee Incls	
Site Features	Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby		
Parking	Over Sized, Tandem, Underground		

Road Access	Paved	Park Encl/Tot	/	Garage Dim	
Condo Name	Creek Side	Floor Location	Other	Floor#	3
Condo Fee	\$750.69	#Floors in Build	5	Elevator	Yes
Fee Includes	Exterior Maintenance, Heat, Insur. for Common Areas, Landscape/Snow Removal, Professional Management, Reserve Fund Contribution, Utilities Common Areas, Water/Sewer	Balcony/Terrace	Yes	Min Age	18
		Titled Storage	No		
		Parking Type	Titled		
		Unit Exposure	S		