

# \$165,000 - 1196 Hyndman Road, Edmonton

MLS® #E4442555

**\$165,000**

2 Bedroom, 2.00 Bathroom, 700 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Immaculate & Fully Upgraded 2 Bedroom, 2 Bathroom Condo with Breathtaking River Valley Views! Welcome to this beautifully updated third-floor unit featuring so many upgrades like high-end laminate flooring, ceramic tiles in bathroom, fresh paint, modern lighting, quartz countertops with undermount sinks and new faucets. The kitchen opens seamlessly to the bright living room, making it perfect for both everyday living and entertaining. The primary suite boasts a walk-through closet and a private 4-piece ensuite, while the second bedroom is generously sized with a large closet—ideal for guests or additional storage. Step outside to your private balcony, unwind and enjoy the view. To top of this great unit you will find in-suite laundry and one heated underground parking stall. This location is unbeatable...just steps away from public transit, river valley trails, and Hermitage Park's fishing and picnic areas and quick access to major commuter route.



Built in 2013

## Essential Information

MLS® # E4442555

Price \$165,000

Bedrooms 2

Bathrooms	2.00
Full Baths	2
Square Footage	700
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

### Amenities

Amenities	Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Park/Reserve,

Playground Nearby, Public Transportation, River Valley View, Schools,  
Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 15th, 2025
Days on Market	1
Zoning	Zone 35
Condo Fee	\$561

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Listing information last updated on June 16th, 2025 at 10:02am MDT