

# \$169,900 - 354 1196 Hyndman Road, Edmonton

MLS® #E4440781

**\$169,900**

2 Bedroom, 2.00 Bathroom, 823 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

**INCREDIBLE RIVER VALLEY VIEWS!** This 2 bedroom, 2 bathroom condo offers up truly breathtaking views of the River Valley from nearly every room. The well-designed layout features a modern kitchen with sleek and modern cabinetry, stainless steel appliances, and a versatile breakfast nook. The bright, open living room is ideal for both relaxing and entertaining with gorgeous views inside and out on the balcony. Primary is spacious with walkthrough closet into the 4 piece ensuite. Both bedrooms face the River Valley for additional views! In-suite stacked washer/dryer and titled parking stall complete this unit. Close to Edmonton Soccer Association East Centre and Hermitage Park as well as all other amenities, this condo has it all!

Built in 2013

## Essential Information

MLS® #	E4440781
Price	\$169,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	823
Acres	0.00
Year Built	2013



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	354 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

### Amenities

Amenities	Exercise Room
Parking Spaces	1
Parking	Heated, Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Environmental Reserve, Golf Nearby, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Overlanders, St M Goretti
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Middle	JD Bracco, St E Seton
High	Eastglen, Austin O'Brien

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	12
Zoning	Zone 35
Condo Fee	\$635

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