

# \$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 4:47am MDT