

# **\$170,000 - 1188 Hyndman Road, Edmonton**

MLS® #E4439337

**\$170,000**

2 Bedroom, 2.00 Bathroom, 972 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

GREAT PRIVACY overlooking trees from your balcony as you enjoy your morning coffee in peace! Welcome to your move in ready, freshly painted, light & bright, 2nd FLOOR w/ 2 bedrooms, 2 bath unit. With 970 sq ft of living space, two good sized bedrooms located on opposite ends of the unit for optimum privacy, & 2 TITLED PARKING stalls. Near the serene river valley/ravine & close to Hermitage Park and other park areas. Spacious front entrance with in suite laundry/walk in closet. Kitchen has espresso finish wood cabinets, eating bar and includes all appliances, including a new stove & new hood fan. Open concept to kitchen is a great size living area. Primary bedroom has walk through closet to 4 piece ensuite. Another 4 piece bath next to the second bedroom. Convenient location with easy access to Henday, Victoria Trail & Yellowhead Trail. Easy access to the LRT Clareview Station, close to shopping. River valley trails just steps away from your place - great location for all your needs! Priced to sell!

Built in 2007

## **Essential Information**

MLS® # E4439337

Price \$170,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	972
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	1188 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E9

### Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor, Security Door
Parking	2 Outdoor Stalls

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                Overlanders School  
Middle                      John D Bracco School  
High                        Eastglen School

**Additional Information**

Date Listed                May 29th, 2025  
Days on Market        15  
Zoning                      Zone 35  
Condo Fee                \$635

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