\$152,900 - 204 1188 Hyndman Road, Edmonton

MLS® #E4441167

\$152,900

2 Bedroom, 0.50 Bathroom, 803 sqft Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Perfect for investors & first-time homebuyers, welcome home to this 800 sq.ft 2 bedroom & 1 bathroom condo with TWO TITLED PARKING STALLS situated in a well-managed building in Canon Ridge in northeast Edmonton. Ideally located, you are within walking distance to the scenic RIVER VALLEY & HERMITAGE PARK which offers fabulous walking/biking trails, off-leash dog park & non-powered boating and just minutes to the Henday, Yellowhead Trail, schools, LRT Clareview Station & all amenities. Step inside, and you are greeted by a modern open concept floor plan with a sizeable kitchen with a raised eating bar & overlooks the spacious living & dining room with access to your balcony. Down the hall is 2 great size bedrooms, the primary bedroom can easily accommodate a king size bed & features a walk-in closet. Rounding off the space is a large 4pc bath & convenient in-suite laundry room with additional storage.

Built in 2007

Essential Information

MLS® # E4441167 Price \$152,900

Bedrooms 2 Bathrooms 0.50

Half Baths 1







Square Footage 803
Acres 0.00
Year Built 2007

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 204 1188 Hyndman Road

Area Edmonton
Subdivision Canon Ridge
City Edmonton
County ALBERTA

Province AB

Postal Code T5A 0E9

Amenities

Amenities Deck, No Animal Home, No Smoking Home, Parking-Visitor,

Storage-In-Suite

Parking 2 Outdoor Stalls

Interior

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

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, Picnic Area, Playground Nearby, Public

Transportation, Ravine View, River Valley View, Schools, Shopping

Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed June 7th, 2025

Days on Market 144

Zoning Zone 35

Condo Fee \$532

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