

# \$149,000 - 352 1196 Hyndman Road, Edmonton

MLS® #E4433743

**\$149,000**

2 Bedroom, 1.00 Bathroom, 672 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this bright and inviting 3rd floor unit in the heart of Canon Ridge, offering breathtaking river valley views and close proximity to many amenities. With easy access to both the Henday and Yellowhead, commuting anywhere in the city is a breeze. Perfect for first-time buyers, this move-in-ready condo features newer flooring throughout the living space and an open-concept kitchen in excellent condition, complete with stainless steel appliances. Step onto your private balcony to take in the serene views of the river valley, walking trails, and disc golf course—ideal for nature lovers and active lifestyles. Inside, you'll find two spacious bedrooms with generous closets, plus the convenience of in-suite laundry. Whether you're starting your homeownership journey or looking for a low-maintenance lifestyle with incredible surroundings, this unit checks all the boxes!

Built in 2013

## Essential Information

MLS® #	E4433743
Price	\$149,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1



Square Footage	672
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	352 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5E 0P8

### **Amenities**

Amenities	Closet Organizers, Detectors Smoke, No Animal Home, Parking-Visitor, Security Door, Vinyl Windows
Parking Spaces	1
Parking	Stall

### **Interior**

Appliances	Dishwasher-Built-In, Microwave 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, Brick, Vinyl
Exterior Features	Backs Onto Park/Trees, Picnic Area, Playground Nearby, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	8
Zoning	Zone 35
Condo Fee	\$443

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