

\$169,000 - 453 1196 Hyndman Rd, Edmonton

MLS® #E4422986

\$169,000

2 Bedroom, 2.00 Bathroom, 810 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This stunning unit features 2 spacious bedrooms, 2 full bathrooms, and a titled parking. The layout offers a separate living and dining area, along with a modern kitchen. The primary bedroom is complete with a walk-in closet and an ensuite bathroom, providing both comfort and convenience. Recently painted, flooring and blinds replaced, and a new dishwasher. The building showcases breathtaking river valley views, and the spacious balcony offers the perfect spot to enjoy serene sunsets and downtown view. Ideally located with quick access to Victoria Trail, Yellowhead Trail, and the Anthony Henday, this property combines convenience with peaceful living.

Built in 2013

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4422986 |
| Price | \$169,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 810 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Condo / Townhouse |



| | |
|----------|------------------------|
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|---------------------|
| Address | 453 1196 Hyndman Rd |
| Area | Edmonton |
| Subdivision | Canon Ridge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 0X8 |

Amenities

| | |
|----------------|--|
| Amenities | No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room |
| Parking Spaces | 1 |
| Parking | Parkade |

Interior

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

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Ravine View |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Overlanders School |
| Middle | Mary Butterworth School |
| High | Eastglen School |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 26th, 2025 |
| Days on Market | 52 |
| Zoning | Zone 35 |
| Condo Fee | \$635 |

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Listing information last updated on April 18th, 2025 at 10:47pm MDT