# \$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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