# \$159,000 - 453 1196 Hyndman Road, Edmonton

MLS® #E4436692

#### \$159,000

2 Bedroom, 2.00 Bathroom, 810 sqft Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This charming top-floor condo features two bedrooms and two full bathrooms, complete with in-suite laundry and a titled underground parking space. The unit has been freshly painted and includes updated lighting, vinyl plank flooring, and an abundance of warm natural light. The modern kitchen offers plenty of cabinet and counter space, while the bedrooms are generously sized. One of the advantages of this condo is that you have no neighbors above you. Additionally, there is a large balcony that provides a fantastic view of downtown, making it a perfect spot to enjoy the Canada Day fireworks. This condo is ideally located for easy commuting within the city, with convenient access to the Yellowhead Highway and Anthony Henday Drive.



#### **Essential Information**

MLS® # E4436692 Price \$159,000

Bedrooms 2

Bathrooms 2.00

Full Baths 2

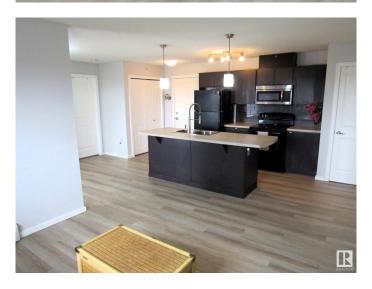
Square Footage 810

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 Road

Area Edmonton
Subdivision Canon Ridge
City Edmonton
County ALBERTA

Province AB

Postal Code T5A 0X8

#### **Amenities**

Amenities See Remarks
Parking Underground

### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, 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 See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

#### **Additional Information**

Date Listed May 15th, 2025

Days on Market 85

Zoning Zone 35 Condo Fee \$635 DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

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