\$144,900 - 226 1180 Hyndman Road, Edmonton

MLS® #E4429084

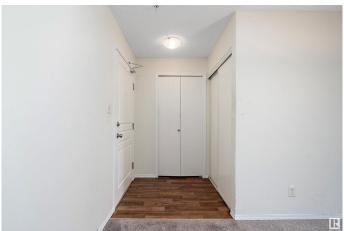
\$144,900

2 Bedroom, 2.00 Bathroom, 827 sqft Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Attention Investors and First Time Home Buyers. This 2 bedroom, 2 bathroom condo located on the 2nd floor is perfect! Everything you need to enjoy condo living rests in these 827 sq ft. A modern kitchen with dark rich cabinets, lots of counter space, in suite laundry, open concept eating/dining/living space & balcony to enjoy summer evenings outside. The primary bedroom has a walk-in closet & 4 piece ensuite. It also features a second 4 piece bathroom & well-sized second bedroom. Included is 1 titled outdoor parking stall. This home is in the desirable community of Canon Ridge. The complex offers an elevator and is in a great location close to the North Saskatchewan River Valley. Enjoy Rundle Park, Hermitage Park, or the River Valley - located steps away where you can canoe, kayak, enjoy picnic sites, off-leash dog park, fish in the stocked pond or go walking or cycling on the trails. A great lifestyle community! Easy access to Yellowhead and Anthony Henday makes commuting easy. Why rent when you can own!







Built in 2009

Essential Information

MLS® # E4429084 Price \$144,900 Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 827

Acres 0.00

Year Built 2009

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 226 1180 Hyndman Road

Area Edmonton

Subdivision Canon Ridge

City Edmonton
County ALBERTA

Province AB

Postal Code T5A 0P8

Amenities

Amenities Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Security

Door, Sprinkler System-Fire, See Remarks

Parking Spaces 1

Parking Stall

Interior

Interior Features ensuite bathroom

Appliances See Remarks

Heating Baseboard, Hot Water, Natural Gas, Water

of Stories 4

Stories 1

Has Basement Yes

Basement None, No Basement

Exterior

Exterior Wood, Stone, Vinyl

Exterior Features Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public

Transportation, Schools, Shopping Nearby, Ski Hill Nearby,

Stream/Pond, See Remarks

Roof Asphalt Shingles

Construction Wood, Stone, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Maria Gorretti, Overlanders

Middle St Elizabeth Seton High EastGlen,O'Leary

Additional Information

Date Listed April 2nd, 2025

Days on Market 16

Zoning Zone 35

RE / Bank Owned Yes Condo Fee \$517

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