

## \$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	75
Zoning	Zone 35
Condo Fee	\$532

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