

# \$185,000 - 219 1180 Hyndman Road, Edmonton

MLS® #E4442293

**\$185,000**

2 Bedroom, 2.00 Bathroom, 916 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this spacious 916 sq ft condo offering comfort and functionality in a well-designed layout. This charming apartment features a bright living room, a dedicated dining area, and a well-appointed kitchen. Enjoy the convenience of in-suite laundry, a 4-piece main bathroom, and a private balconyâ€”perfect for relaxing outdoors. The unit includes a comfortable bedroom and a large primary bedroom complete with a walk-in closet and a private 4-piece ensuite. In addition, you can enjoy the convenience of 2 titled parking stalls. Located in the family friendly community on Canon Ridge, you can find nearby amenities including restaurants, shopping, schools, public transportation, Anthony Henday and Yellowhead Trail. Perfect for first-time buyers, downsizers, or investors!

Built in 2009

## Essential Information

MLS® #	E4442293
Price	\$185,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	916
Acres	0.00
Year Built	2009



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	219 1180 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0P8

### Amenities

Amenities	Detectors Smoke, No Animal Home, No Smoking Home
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
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	Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 13th, 2025
Days on Market	5
Zoning	Zone 35

Condo Fee                \$551

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