\$170,000 - 207 1188 Hyndman Road, Edmonton

MLS® #E4439337

\$170,000

2 Bedroom, 2.00 Bathroom, 972 sqft Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

GREAT PRIVACY overlooking trees from your balcony as you enjoy your morning coffee in peace! Welcome to your move in ready, freshly painted, light & bright, 2nd FLOOR w/ 2 bedrooms, 2 bath unit. With 970 sq ft of living space, two good sized bedrooms located on opposite ends of the unit for optimum privacy, & 2 TITLED PARKING stalls. Near the serene river valley/ravine & close to Hermitage Park and other park areas. Spacious front entrance with in suite laundry/walk in closet. Kitchen has espresso finish wood cabinets, eating bar and includes all appliances, including a new stove & new hood fan. Open concept to kitchen is a great size living area. Primary bedroom has walk through closet to 4 piece ensuite. Another 4 piece bath next to the second bedroom. Convenient location with easy access to Henday, Victoria Trail & Yellowhead Trail. Easy access to the LRT Clareview Station, close to shopping. River valley trails just steps away from your place - great location for all your needs! Priced to sell!

Built in 2007

Essential Information

MLS® # E4439337 Price \$170,000

Bedrooms 2







Bathrooms 2.00 Full Baths 2

Square Footage 972
Acres 0.00

Year Built 2007

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

Community Information

Address 207 1188 Hyndman Road

Area Edmonton
Subdivision Canon Ridge
City Edmonton
County ALBERTA

Province AB

Postal Code T5A 0E9

Amenities

Amenities Parking-Plug-Ins, Parking-Visitor, Security Door

Parking 2 Outdoor Stalls

Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer,

Stove-Electric, Window Coverings

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, Golf Nearby, Playground Nearby, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

School Information

Elementary Overlanders School

Middle John D Bracco School

High Eastglen School

Additional Information

Date Listed May 29th, 2025

Days on Market 19

Zoning Zone 35

Condo Fee \$635

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