# \$134,900 - 226 1180 Hyndman Road, Edmonton

MLS® #E4429084

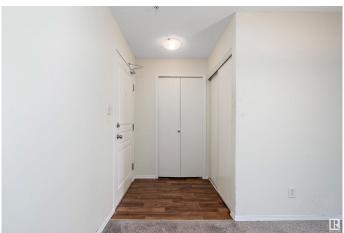
#### \$134,900

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 \$134,900 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 28

Zoning Zone 35

RE / Bank Owned Yes Condo Fee \$517

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®)

Listing information last updated on April 30th, 2025 at 5:02pm MDT