

# \$169,000 - 453 1196 Hyndman Rd, Edmonton

MLS® #E4422986

**\$169,000**

2 Bedroom, 2.00 Bathroom, 810 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This stunning unit features 2 spacious bedrooms, 2 full bathrooms, and a titled parking. The layout offers a separate living and dining area, along with a modern kitchen. The primary bedroom is complete with a walk-in closet and an ensuite bathroom, providing both comfort and convenience. Recently painted, flooring and blinds replaced, and a new dishwasher. The building showcases breathtaking river valley views, and the spacious balcony offers the perfect spot to enjoy serene sunsets and downtown view. Ideally located with quick access to Victoria Trail, Yellowhead Trail, and the Anthony Henday, this property combines convenience with peaceful living.

Built in 2013

## Essential Information

MLS® #	E4422986
Price	\$169,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	810
Acres	0.00
Year Built	2013
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	453 1196 Hyndman Rd
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

### **Amenities**

Amenities	No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire, Storage-Locker Room
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Gas, Washer
Heating	Baseboard, Hot Water, Electric
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Ravine View
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Overlanders School
Middle	Mary Butterworth School
High	Eastglen School

## Additional Information

Date Listed	February 26th, 2025
Days on Market	39
Zoning	Zone 35
Condo Fee	\$635

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