

# \$156,000 - 126 1180 Hyndman Road, Edmonton

MLS® #E4428310

**\$156,000**

2 Bedroom, 2.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Beautiful main-floor condo in the scenic river valley! This 2-bedroom, 2-bathroom unit features an open-concept kitchen, dining, and living area with upgraded LVP flooring throughout. The oak kitchen offers a bar-style counter and sleek black Whirlpool appliances. The spacious primary bedroom includes a walk-through closet leading to a 4-piece ensuite, while the custom-designed second bedroom is perfect for a nursery, second bedroom or office. Additional highlights include upgraded electrical with Decora switches and dimmers, in-suite laundry with a stacking front-loading washer/dryer, and a private patio with landscaping. The titled parking stall comes with an in-suite controlled electric plug-in. Conveniently located near public transit, schools, shopping centers, and beautiful Hermitage and Rundle Park.



Built in 2008

## Essential Information

MLS® #	E4428310
Price	\$156,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	904
Acres	0.00

Year Built	2008
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	126 1180 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0P8

### **Amenities**

Amenities	No Smoking Home, Storage-In-Suite
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	10
Zoning	Zone 35

Condo Fee            \$517

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