

## \$145,000 - 148 1196 Hyndman Road, Edmonton

MLS® #E4450702

**\$145,000**

2 Bedroom, 2.00 Bathroom, 711 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This exceptional ground-floor unit offers 710 sq. ft. of comfortable living space, featuring 2 bedrooms, 2 bathrooms, and a titled surface parking stall just steps from the main entrance. The kitchen is equipped with rich espresso cabinets, stainless steel appliances, and a convenient breakfast bar. The bright, open-concept living room boasts large windows and patio doors leading to an east-facing patio with stunning views of Hermitage Park and the River Valley. The primary bedroom includes a walk-through closet and a 4-piece ensuite, while the second bedroom is adjacent to its own 3-piece bathroom. Ideally located near parks, scenic walking and biking trails, Rundle Park Golf Course, and Sunridge Ski Hill—this is a wonderful place to call home!

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450702  |
| Price          | \$145,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 711       |
| Acres          | 0.00      |
| Year Built     | 2013      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 148 1196 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0X8               |

### Amenities

|                |             |
|----------------|-------------|
| Amenities      | See Remarks |
| Parking Spaces | 1           |
| Parking        | Stall       |

### Interior

|                   |                                   |
|-------------------|-----------------------------------|
| Interior Features | ensuite bathroom                  |
| Appliances        | See Remarks                       |
| Heating           | Baseboard, Hot Water, Natural Gas |
| # of Stories      | 4                                 |
| Stories           | 1                                 |
| Has Basement      | Yes                               |
| Basement          | None, No Basement                 |

### Exterior

|                   |                                                                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                                                                                                                                                                                      |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                        |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                                      |
| Foundation        | Concrete Perimeter                                                                                                                                                                                                      |

### Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | August 1st, 2025 |
|-------------|------------------|

|                |         |
|----------------|---------|
| Days on Market | 1       |
| Zoning         | Zone 35 |
| Condo Fee      | \$458   |

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Listing information last updated on August 2nd, 2025 at 7:47pm MDT