

\$152,900 - 204 1188 Hyndman Road, Edmonton

MLS® #E4441167

\$152,900

2 Bedroom, 0.50 Bathroom, 803 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Perfect for investors & first-time homebuyers, welcome home to this 800 sq.ft 2 bedroom & 1 bathroom condo with TWO TITLED PARKING STALLS situated in a well-managed building in Canon Ridge in northeast Edmonton. Ideally located, you are within walking distance to the scenic RIVER VALLEY & HERMITAGE PARK which offers fabulous walking/biking trails, off-leash dog park & non-powered boating and just minutes to the Henday, Yellowhead Trail, schools, LRT Clareview Station & all amenities. Step inside, and you are greeted by a modern open concept floor plan with a sizeable kitchen with a raised eating bar & overlooks the spacious living & dining room with access to your balcony. Down the hall is 2 great size bedrooms, the primary bedroom can easily accommodate a king size bed & features a walk-in closet. Rounding off the space is a large 4pc bath & convenient in-suite laundry room with additional storage.

Built in 2007

Essential Information

MLS® #	E4441167
Price	\$152,900
Bedrooms	2
Bathrooms	0.50
Half Baths	1



Square Footage	803
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	204 1188 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E9

Amenities

Amenities	Deck, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
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, Picnic Area, Playground Nearby, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 7th, 2025
Days on Market	39
Zoning	Zone 35
Condo Fee	\$532

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