

# \$185,000 - 219 1180 Hyndman Road, Edmonton

MLS® #E4442293

**\$185,000**

2 Bedroom, 2.00 Bathroom, 916 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this spacious 916 sq ft condo offering comfort and functionality in a well-designed layout. This charming apartment features a bright living room, a dedicated dining area, and a well-appointed kitchen. Enjoy the convenience of in-suite laundry, a 4-piece main bathroom, and a private balconyâ€”perfect for relaxing outdoors. The unit includes a comfortable bedroom and a large primary bedroom complete with a walk-in closet and a private 4-piece ensuite. In addition, you can enjoy the convenience of 2 titled parking stalls. Located in the family friendly community on Canon Ridge, you can find nearby amenities including restaurants, shopping, schools, public transportation, Anthony Henday and Yellowhead Trail. Perfect for first-time buyers, downsizers, or investors!

Built in 2009

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4442293  |
| Price          | \$185,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 916       |
| Acres          | 0.00      |
| Year Built     | 2009      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 219 1180 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0P8               |

### Amenities

|           |  |
|-----------|--|
| Amenities | Detectors Smoke, No Animal Home, No Smoking Home |
| Parking   | 2 Outdoor Stalls                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| 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 | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 13th, 2025 |
| Days on Market | 48              |
| Zoning         | Zone 35         |

Condo Fee                \$551

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Listing information last updated on July 30th, 2025 at 10:17pm MDT