

\$149,000 - 352 1196 Hyndman Road, Edmonton

MLS® #E4433743

\$149,000

2 Bedroom, 1.00 Bathroom, 672 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this bright and inviting 3rd floor unit in the heart of Canon Ridge, offering breathtaking river valley views and close proximity to many amenities. With easy access to both the Henday and Yellowhead, commuting anywhere in the city is a breeze. Perfect for first-time buyers, this move-in-ready condo features newer flooring throughout the living space and an open-concept kitchen in excellent condition, complete with stainless steel appliances. Step onto your private balcony to take in the serene views of the river valley, walking trails, and disc golf course—ideal for nature lovers and active lifestyles. Inside, you'll find two spacious bedrooms with generous closets, plus the convenience of in-suite laundry. Whether you're starting your homeownership journey or looking for a low-maintenance lifestyle with incredible surroundings, this unit checks all the boxes!

Built in 2013

Essential Information

| | |
|------------|-----------|
| MLS® # | E4433743 |
| Price | \$149,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |



| | |
|----------------|------------------------|
| Square Footage | 672 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 352 1196 Hyndman Road |
| Area | Edmonton |
| Subdivision | Canon Ridge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5E 0P8 |

Amenities

| | |
|----------------|---|
| Amenities | Closet Organizers, Detectors Smoke, No Animal Home, Parking-Visitor, Security Door, Vinyl Windows |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating | Baseboard, Hot Water, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Picnic Area, Playground Nearby, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 1st, 2025 |
| Days on Market | 1 |
| Zoning | Zone 35 |
| Condo Fee | \$443 |

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Listing information last updated on May 2nd, 2025 at 5:47pm MDT