

# **\$149,900 - 110 1188 Hyndman Road, Edmonton**

MLS® #E4425658

**\$149,900**

2 Bedroom, 2.00 Bathroom, 832 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Great value condo located on the edge of Canyon Ridge directly on the River Valley. This bright and inviting 832 sq.ft. unit features 2 bedrooms and 2 full bathrooms. The open-concept design maximizes space, with a large living area that seamlessly connects to the kitchen, which offers plenty of counter space and a raised breakfast bar. A dedicated dining area and vinyl plank flooring complete the main living space. The primary bedroom includes a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is conveniently situated near the additional full bath. This ground-floor unit boasts southwest exposure, flooding the space with natural light, and includes a titled parking stall. Just steps from Rundle Park, residents can enjoy golf courses, scenic trails, pools, and playgrounds. Combining convenience, comfort, and outdoor adventure, this condo is an excellent choice for those seeking a vibrant yet peaceful lifestyle.

Built in 2007

## **Essential Information**

MLS® #	E4425658
Price	\$149,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	832
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	110 1188 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E9

### Amenities

Amenities	Parking-Plug-Ins, Parking-Visitor, Patio
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, 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, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 14th, 2025  
Days on Market                50  
Zoning                              Zone 35  
Condo Fee                        \$517

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