

## \$149,000 - 453 1196 Hyndman Road, Edmonton

MLS® #E4436692

**\$149,000**

2 Bedroom, 2.00 Bathroom, 810 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This charming top-floor condo features two bedrooms and two full bathrooms, complete with in-suite laundry and a titled underground parking space. The unit has been freshly painted and includes updated lighting, vinyl plank flooring, and an abundance of warm natural light. The modern kitchen offers plenty of cabinet and counter space, while the bedrooms are generously sized. One of the advantages of this condo is that you have no neighbors above you. Additionally, there is a large balcony that provides a fantastic view of downtown, making it a perfect spot to enjoy the Canada Day fireworks. This condo is ideally located for easy commuting within the city, with convenient access to the Yellowhead Highway and Anthony Henday Drive.

Built in 2013

### Essential Information

MLS® #	E4436692
Price	\$149,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	810
Acres	0.00
Year Built	2013



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

### Community Information

Address	453 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

### Amenities

Amenities	See Remarks
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 15th, 2025
Days on Market	50
Zoning	Zone 35
Condo Fee	\$635

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