

\$174,900 - 266 1196 Hyndman Road, Edmonton

MLS® #E4456125

\$174,900

2 Bedroom, 2.00 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

WOW FACTOR! This beautifully renovated two-bedroom, two-bathroom second floor end unit offers southwest-facing views and is located just steps from Edmonton's scenic RIVER VALLEY. The open-concept layout features TWO TITLED UNDERGROUND HEATED parking stalls, large windows for ample natural light, and enhanced privacy due to its end-unit position. Recent upgrades include a new kitchen, updated bathrooms, fresh paint, modern lighting, and new baseboards throughout. The purposeful split-bedroom floor plan provides additional privacy, while the primary bedroom boasts a walk-in closet and a three-piece ensuite. Additional conveniences include in-suite laundry with a new washer and dryer. Heat, water, and sewer charges are included in the condo fees. This property presents an exceptional opportunity.

Built in 2013

Essential Information

MLS® #	E4456125
Price	\$174,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	893



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

Community Information

Address	266 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0P8

Amenities

Amenities	Off Street Parking, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, River View
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	September 4th, 2025
Days on Market	18
Zoning	Zone 35
Condo Fee	\$797

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Listing information last updated on September 22nd, 2025 at 12:18pm MDT