

\$169,000 - 346 1196 Hyndman Road, Edmonton

MLS® #E4423258

\$169,000

2 Bedroom, 2.00 Bathroom, 706 sqft

Condo / Townhouse on 0.00 Acres

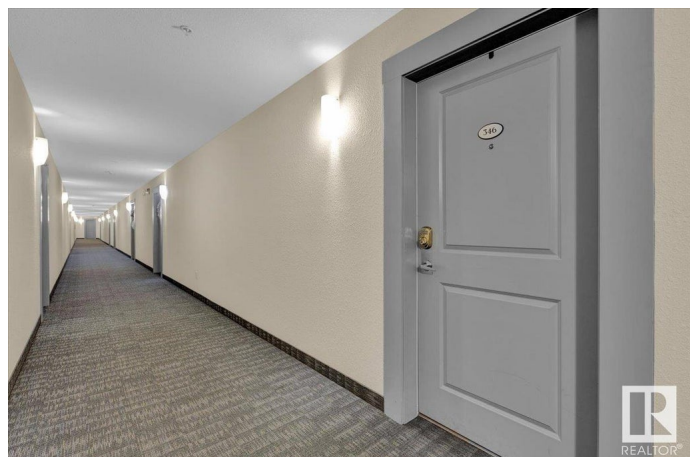
Canon Ridge, Edmonton, AB

Welcome to this charming 2 bed 2 bath condo located on the third floor of Avenue at Hermitage. This unit offers a bright, open-concept living space featuring a spacious living, dining, and kitchen area with a convenient pantry and breakfast bar. The 1st bedroom, complete with a closet, provides versatile space for a home office or guest room. The primary bedroom offers a 4-piece ensuite bath and a walk-in closet. Enjoy outdoor living on your balcony. Additional perks include in-unit laundry, secured underground parking, visitor parking, and an elevator for easy access. The building is secured for peace of mind. Don't miss out on this well-maintained unit!

Built in 2013

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4423258 |
| Price | \$169,000 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 706 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Condo / Townhouse |



| | |
|----------|------------------------|
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 346 1196 Hyndman Road |
| Area | Edmonton |
| Subdivision | Canon Ridge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 0X8 |

Amenities

| | |
|-----------|--|
| Amenities | Carbon Monoxide Detectors, Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking | Stall, Underground |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating | Baseboard, Electric |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 28th, 2025 |
| Days on Market | 36 |
| Zoning | Zone 35 |
| Condo Fee | \$561 |

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Listing information last updated on April 5th, 2025 at 5:47pm MDT