

\$144,900 - 226 1180 Hyndman Road, Edmonton

MLS® #E4429084

\$144,900

2 Bedroom, 2.00 Bathroom, 827 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Attention Investors and First Time Home Buyers. This 2 bedroom, 2 bathroom condo located on the 2nd floor is perfect! Everything you need to enjoy condo living rests in these 827 sq ft. A modern kitchen with dark rich cabinets, lots of counter space, in suite laundry, open concept eating/dining/living space & balcony to enjoy summer evenings outside. The primary bedroom has a walk-in closet & 4 piece ensuite. It also features a second 4 piece bathroom & well-sized second bedroom. Included is 1 titled outdoor parking stall. This home is in the desirable community of Canon Ridge. The complex offers an elevator and is in a great location close to the North Saskatchewan River Valley. Enjoy Rundle Park, Hermitage Park, or the River Valley - located steps away where you can canoe, kayak, enjoy picnic sites, off-leash dog park, fish in the stocked pond or go walking or cycling on the trails. A great lifestyle community! Easy access to Yellowhead and Anthony Henday makes commuting easy. Why rent when you can own!

Built in 2009

Essential Information

MLS® # E4429084

Price \$144,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	827
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	226 1180 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0P8

Amenities

Amenities	Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, See Remarks
Parking Spaces	1
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Baseboard, Hot Water, Natural Gas, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby,

	Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Maria Gorretti,Overlanders
Middle	St Elizabeth Seton
High	EastGlen,O'Leary

Additional Information

Date Listed	April 2nd, 2025
Days on Market	18
Zoning	Zone 35
RE / Bank Owned	Yes
Condo Fee	\$517

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