

# \$169,900 - 354 1196 Hyndman Road, Edmonton

MLS® #E4440781

**\$169,900**

2 Bedroom, 2.00 Bathroom, 823 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

**INCREDIBLE RIVER VALLEY VIEWS!** This 2 bedroom, 2 bathroom condo offers up truly breathtaking views of the River Valley from nearly every room. The well-designed layout features a modern kitchen with sleek and modern cabinetry, stainless steel appliances, and a versatile breakfast nook. The bright, open living room is ideal for both relaxing and entertaining with gorgeous views inside and out on the balcony. Primary is spacious with walkthrough closet into the 4 piece ensuite. Both bedrooms face the River Valley for additional views! In-suite stacked washer/dryer and titled parking stall complete this unit. Close to Edmonton Soccer Association East Centre and Hermitage Park as well as all other amenities, this condo has it all!

Built in 2013

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4440781  |
| Price          | \$169,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 823       |
| Acres          | 0.00      |
| Year Built     | 2013      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 354 1196 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0X8               |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Exercise Room                |
| Parking Spaces | 1                            |
| Parking        | Heated, Parkade, Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, 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, Vinyl   |
| Exterior Features | Environmental Reserve, Golf Nearby, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### School Information

|            |                           |
|------------|---------------------------|
| Elementary | Overlanders, St M Goretti |
|------------|---------------------------|

|        |                          |
|--------|--------------------------|
| Middle | JD Bracco, St E Seton    |
| High   | Eastglen, Austin O'Brien |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 30             |
| Zoning         | Zone 35        |
| Condo Fee      | \$635          |

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Listing information last updated on July 6th, 2025 at 2:02pm MDT