

# **\$169,000 - 161 1196 Hyndman Road, Edmonton**

MLS® #E4438766

**\$169,000**

2 Bedroom, 2.00 Bathroom, 853 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Imagine waking up to stunning, direct panoramas of the river and lush river valley. This exceptional 2-bedroom, 2-bathroom condo, built in 2013, makes that dream a reality. Perfect for first-time buyers or savvy investors, the home's desirable open-concept layout is ideal for entertaining. Sleek, dark laminate flooring flows toward a gourmet kitchen boasting elegant dark cabinetry, gleaming countertops, and a stylish glass tile backsplash. In the living room, sliding patio doors frame the spectacular, uninterrupted valley views. The clever split-bedroom floor plan is thoughtfully designed to ensure ultimate privacy. The primary suite is a true oasis with a spacious walk-in closet and a private 3-piece ensuite, while the second bedroom is perfectly suited for guests or a home office. Enjoy the convenience of in-suite laundry with extra storage and direct access to the River Valley, just steps from your main-floor unit. This outstanding package includes a titled, energized parking stall near the entrance.

Built in 2013

## **Essential Information**

MLS® # E4438766

Price \$169,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	161 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

### Amenities

Amenities	Deck, Vinyl Windows
Parking Spaces	1
Parking	Stall

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, River

Valley View, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	May 27th, 2025
Days on Market	40
Zoning	Zone 35
Condo Fee	\$532

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