

Courtesy Of Kaelyn Kowalchuk Of Liv Real Estate

\$172,500 - # 259 1196 Hyndman Road Nw, Edmonton

MLS® #E4262765

\$172,500

2 Bedroom, 2.00 Bathroom, 814 sqft
Condo / Townhouse on 0 Acres

Canon Ridge, Edmonton, AB

6 Months NO CONDO FEES! Exceptional 2 bedroom, 2 bathroom Canon Ridge North East Condo offers sweeping views of the River Valley from the balcony! Conveniently located right off of Yellowhead Trail and just a short jaunt to the Henday; a commute to any part of the City is effortless. From a health perspective; you're also just steps from Hermitage and Rundle Park! This Condo is the full package; take advantage of the running trails just outside your door or the off-leash dog park that is down the Hill This beautiful Condo, has both in suite laundry and an underground parking stall. Walk in the warmer months and then enjoy the luxury of not having to clean the snow off of your car in the colder months. This Property boasts granite in the kitchen and a spacious open concept. This gem truly feels more like a Single Family Property than a Condo; there is also a convenient mini Office in the kitchen. Located a short drive to countless shopping and dining amenities. Virtually Staged



Built in 2013

Essential Information

MLS® #	E4262765
Price	\$172,500
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	814
Acres	0.02
Year Built	2013
Type	Condo
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	ACTIVE

Community Information

Address	# 259 1196 Hyndman Road Nw
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

Amenities

Features	Closet Organizers, Laundry-In-Suite, No Animal Home, No Smoking Home, Storage-In-Suite, Vinyl Windows
Parking Spaces	1
Parking	Underground

Interior

Interior	Carpet, Laminate Flooring
Interior Features	Dishwasher-Built-In, Fan-Ceiling, Garage Opener, Microwave Hood Cover, Refrigerator, Stacked Washer/Dryer, Stove-Countertop Electric, Window Coverings
Heating	Hot Water
Bedrooms on Main Level	Y
Basement	None, No Basement
# of Stories	4

Exterior

Exterior	Stone, Vinyl
Exterior Features	Golf Nearby, Ravine View, River Valley View, River View, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood Frame
Foundation	Concrete

School Information

Elementary	OVERLANDERS SCHOOL
Middle	JOHN D. BRACCO SCHOOL
High	EASTGLEN SCHOOL

Additional Information

Condo Fee	\$456
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Listing information last updated on October 25th, 2021 at 12:01pm MDT