

# \$149,900 - 110 1188 Hyndman Road, Edmonton

MLS® #E4425658

**\$149,900**

2 Bedroom, 2.00 Bathroom, 832 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Great value condo located on the edge of Canyon Ridge directly on the River Valley. This bright and inviting 832 sq.ft. unit features 2 bedrooms and 2 full bathrooms. The open-concept design maximizes space, with a large living area that seamlessly connects to the kitchen, which offers plenty of counter space and a raised breakfast bar. A dedicated dining area and vinyl plank flooring complete the main living space. The primary bedroom includes a walk-through closet leading to a private 4-piece ensuite, while the second bedroom is conveniently situated near the additional full bath. This ground-floor unit boasts southwest exposure, flooding the space with natural light, and includes a titled parking stall. Just steps from Rundle Park, residents can enjoy golf courses, scenic trails, pools, and playgrounds. Combining convenience, comfort, and outdoor adventure, this condo is an excellent choice for those seeking a vibrant yet peaceful lifestyle.

Built in 2007

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4425658  |
| Price     | \$149,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 832                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 110 1188 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0E9               |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Parking-Plug-Ins, Parking-Visitor, Patio |
| Parking Spaces | 1  |
| Parking        | Stall                                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Stone, Vinyl  |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stone, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      March 14th, 2025  
Days on Market                45  
Zoning                              Zone 35  
Condo Fee                        \$517

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