

## \$170,000 - 207 1188 Hyndman Road, Edmonton

MLS® #E4439337

**\$170,000**

2 Bedroom, 2.00 Bathroom, 972 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

GREAT PRIVACY overlooking trees from your balcony as you enjoy your morning coffee in peace! Welcome to your move in ready, freshly painted, light & bright, 2nd FLOOR w/ 2 bedrooms, 2 bath unit. With 970 sq ft of living space, two good sized bedrooms located on opposite ends of the unit for optimum privacy, & 2 TITLED PARKING stalls. Near the serene river valley/ravine & close to Hermitage Park and other park areas. Spacious front entrance with in suite laundry/walk in closet. Kitchen has espresso finish wood cabinets, eating bar and includes all appliances, including a new stove & new hood fan. Open concept to kitchen is a great size living area. Primary bedroom has walk through closet to 4 piece ensuite. Another 4 piece bath next to the second bedroom. Convenient location with easy access to Henday, Victoria Trail & Yellowhead Trail. Easy access to the LRT Clareview Station, close to shopping. River valley trails just steps away from your place - great location for all your needs! Priced to sell!

Built in 2007

### Essential Information

MLS® # E4439337

Price \$170,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 972                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 207 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, Security Door |
| Parking   | 2 Outdoor Stalls                                 |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Hot Water, 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, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |

Foundation                Concrete Perimeter

**School Information**

Elementary                Overlanders School  
Middle                      John D Bracco School  
High                        Eastglen School

**Additional Information**

Date Listed                May 29th, 2025  
Days on Market        4  
Zoning                      Zone 35  
Condo Fee                \$635

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