

## \$152,900 - 204 1188 Hyndman Road, Edmonton

MLS® #E4441167

**\$152,900**

2 Bedroom, 0.50 Bathroom, 803 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Perfect for investors & first-time homebuyers, welcome home to this 800 sq.ft 2 bedroom & 1 bathroom condo with TWO TITLED PARKING STALLS situated in a well-managed building in Canon Ridge in northeast Edmonton. Ideally located, you are within walking distance to the scenic RIVER VALLEY & HERMITAGE PARK which offers fabulous walking/biking trails, off-leash dog park & non-powered boating and just minutes to the Henday, Yellowhead Trail, schools, LRT Clareview Station & all amenities. Step inside, and you are greeted by a modern open concept floor plan with a sizeable kitchen with a raised eating bar & overlooks the spacious living & dining room with access to your balcony. Down the hall is 2 great size bedrooms, the primary bedroom can easily accommodate a king size bed & features a walk-in closet. Rounding off the space is a large 4pc bath & convenient in-suite laundry room with additional storage.

Built in 2007

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4441167  |
| Price      | \$152,900 |
| Bedrooms   | 2         |
| Bathrooms  | 0.50      |
| Half Baths | 1         |



|                |                        |
|----------------|------------------------|
| Square Footage | 803                    |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 204 1188 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0E9               |

### Amenities

|           |                                                                          |
|-----------|--------------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Parking-Visitor, Storage-In-Suite |
| Parking   | 2 Outdoor Stalls                                                         |

### Interior

|              |                                                                                      |
|--------------|--------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| 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, Picnic Area, Playground Nearby, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                       |
| Construction      | Wood, Vinyl                                                                                                                            |
| Foundation        | Concrete Perimeter                                                                                                                     |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 7th, 2025 |
| Days on Market | 128            |
| Zoning         | Zone 35        |
| Condo Fee      | \$532          |

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Listing information last updated on October 13th, 2025 at 7:32am MDT