

\$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	41
Zoning	Zone 35
Condo Fee	\$532

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 7th, 2025 at 3:02am MDT