

\$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 61
Zoning Zone 35
Condo Fee \$635

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