

\$144,900 - 226 1180 Hyndman Road, Edmonton

MLS® #E4429084

\$144,900

2 Bedroom, 2.00 Bathroom, 827 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

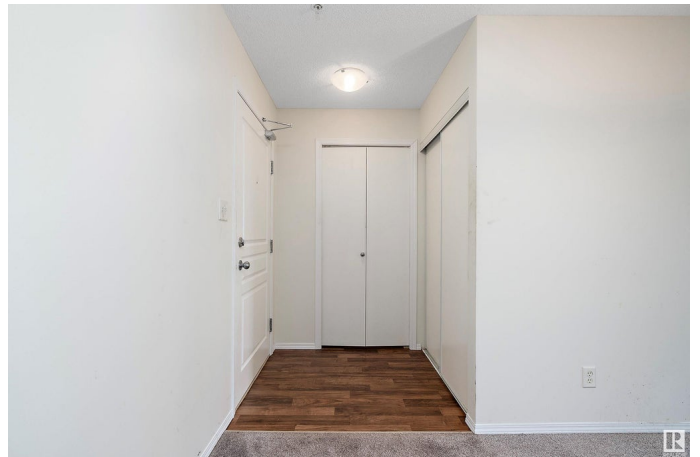
Attention Investors and First Time Home Buyers. This 2 bedroom, 2 bathroom condo located on the 2nd floor is perfect! Everything you need to enjoy condo living rests in these 827 sq ft. A modern kitchen with dark rich cabinets, lots of counter space, in suite laundry, open concept eating/dining/living space & balcony to enjoy summer evenings outside. The primary bedroom has a walk-in closet & 4 piece ensuite. It also features a second 4 piece bathroom & well-sized second bedroom. Included is 1 titled outdoor parking stall. This home is in the desirable community of Canon Ridge. The complex offers an elevator and is in a great location close to the North Saskatchewan River Valley. Enjoy Rundle Park, Hermitage Park, or the River Valley - located steps away where you can canoe, kayak, enjoy picnic sites, off-leash dog park, fish in the stocked pond or go walking or cycling on the trails. A great lifestyle community! Easy access to Yellowhead and Anthony Henday makes commuting easy. Why rent when you can own!

Built in 2009

Essential Information

MLS® # E4429084

Price \$144,900



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 827 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 226 1180 Hyndman Road |
| Area | Edmonton |
| Subdivision | Canon Ridge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 0P8 |

Amenities

| | |
|----------------|---|
| Amenities | Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, See Remarks |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | See Remarks |
| Heating | Baseboard, Hot Water, Natural Gas, Water |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|--|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, |

| | |
|--------------|--------------------------|
| | Stream/Pond, See Remarks |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|----------------------------|
| Elementary | Maria Gorretti,Overlanders |
| Middle | St Elizabeth Seton |
| High | EastGlen,O'Leary |

Additional Information

| | |
|-----------------|-----------------|
| Date Listed | April 2nd, 2025 |
| Days on Market | 17 |
| Zoning | Zone 35 |
| RE / Bank Owned | Yes |
| Condo Fee | \$517 |

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 April 19th, 2025 at 3:02pm MDT