

\$169,900 - 401 1188 Hyndman Road, Edmonton

MLS® #E4429073

\$169,900

2 Bedroom, 2.00 Bathroom, 906 sqft
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

UNBEATABLE VIEW! TOP FLOOR, END UNIT WITH FULL RIVER VALLEY VIEW AND WRAP AROUND BALCONY! Truly the best location in the complex! You'll enjoy stunning river valley views from your light & bright 2 bedroom, 2 bath unit. With 905 sq ft of living space, 2 good sized bedrooms located on opposite ends of the unit for optimum privacy, and 2 full baths, you'll never want to move! Great open concept floorpan - perfect for entertaining. The kitchen features lots of counter space, and is open to the large living room with view. The primary suite is large with a walk-through closet and full ensuite & the second bedroom is generous with access to the second full bath. You'll love the convenience of in-suite laundry & you will certainly enjoy your ample outdoor space on the huge wrap around balcony - the perfect spot to relax! This unit comes with a tandem (2 car) outdoor stall - great access to trails, shopping, restaurants, the Henday & Yellowhead - perfect for you or as an investment. Fee incl heat & water

Built in 2007

Essential Information

| | |
|--------|-----------|
| MLS® # | E4429073 |
| Price | \$169,900 |



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 906 |
| Acres | 0.00 |
| Year Built | 2007 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 401 1188 Hyndman Road |
| Area | Edmonton |
| Subdivision | Canon Ridge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 0E9 |

Amenities

| | |
|-----------|---------------------------------|
| Amenities | Security Door |
| Parking | 2 Outdoor Stalls, Stall, Tandem |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating | Baseboard, Natural Gas |
| # of Stories | 4 |
| Stories | 1 |
| Has Basement | Yes |
| Basement | None, No Basement |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Private Setting, Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof | Asphalt Shingles |

Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed April 4th, 2025

Days on Market 1

Zoning Zone 35

Condo Fee \$591

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Listing information last updated on April 5th, 2025 at 1:02am MDT