

\$169,900 - 1196 Hyndman Rd, Edmonton

MLS® #E4465362

\$169,900

2 Bedroom, 2.00 Bathroom, 785 sqft

Condo / Townhouse on 0.00 Acres

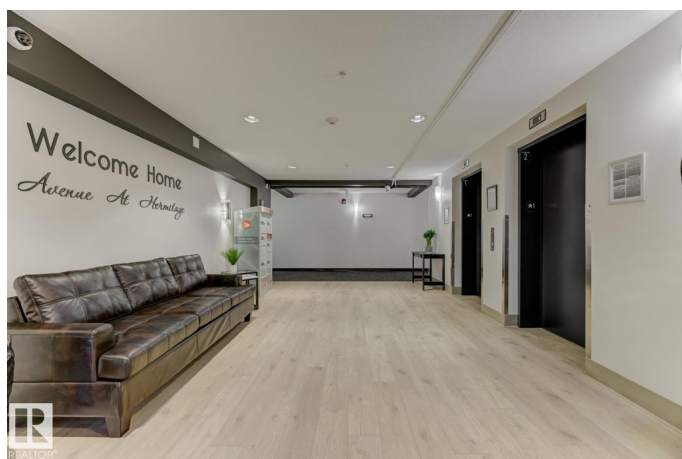
Canon Ridge, Edmonton, AB

This great layout 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and location. Situated right in the heart of the sought-after Canon Ridge community, this home is ideal for first-time buyers, downsizers, or investors looking for a great property. Enjoy the functional layout featuring a kitchen with a central island for easy access and flow, a spacious living area, and a private balcony where you can unwind after a long day. The primary bedroom includes a 4-piece ensuite, while the second bedroom and full bath provide excellent space for family, guests, or a home office. You'll love the unbeatable location – just minutes to and from schools, recreation centres, shops, medical facilities, and scenic walking trails. Easy access to Yellowhead Trail, Anthony Henday Drive, and major roadways makes commuting a breeze, whether you're heading downtown or across the city.

Built in 2013

Essential Information

MLS® #	E4465362
Price	\$169,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	785
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	1196 Hyndman Rd
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0P8

Amenities

Amenities	Detectors Smoke, No Animal Home, Parking-Visitor, Sprinkler System-Fire
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
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, Hillside, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed November 11th, 2025
Zoning Zone 35
Condo Fee \$605

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