# \$156,000 - 126 1180 Hyndman Road, Edmonton

MLS® #E4428310

#### \$156,000

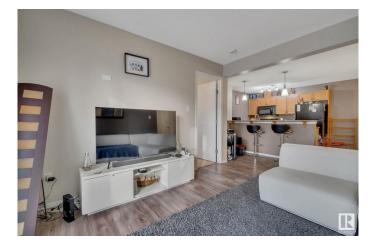
2 Bedroom, 2.00 Bathroom, 904 sqft Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Beautiful main-floor condo in the scenic river valley! This 2-bedroom, 2-bathroom unit features an open-concept kitchen, dining, and living area with upgraded LVP flooring throughout. The oak kitchen offers a bar-style counter and sleek black Whirlpool appliances. The spacious primary bedroom includes a walk-through closet leading to a 4-piece ensuite, while the custom-designed second bedroom is perfect for a nursery, second bedroom or office. Additional highlights include upgraded electrical with Decora switches and dimmers, in-suite laundry with a stacking front-loading washer/dryer, and a private patio with landscaping. The titled parking stall comes with an in-suite controlled electric plug-in. Conveniently located near public transit, schools, shopping centers, and beautiful Hermitage and Rundle Park.







Built in 2008

#### **Essential Information**

MLS® #	E4428310
Price	\$156,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	904
Acres	0.00

2008
Condo / Townhouse
Lowrise Apartment
Single Level Apartment
Active

# **Community Information**

126 1180 Hyndman Road
Edmonton
Canon Ridge
Edmonton
ALBERTA
AB
T5A 0P8

## Amenities

Amenities	No Smoking Home, Storage-In-Suite
Parking Spaces	1
Parking	Stall

## Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1

#### Exterior

Exterior	Wood, Vinyl
Exterior Features	Park/Reserve, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	11
Zoning	Zone 35

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 8th, 2025 at 1:17am MDT