

Courtesy Of Marcie L Bull Of Royal LePage Premier Real Estate

\$165,000 - 343 1196 Hyndman Road, Edmonton

MLS® #E4442555

\$165,000

2 Bedroom, 2.00 Bathroom, 700 sqft
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Immaculate & Fully Upgraded 2 Bedroom, 2 Bathroom Condo with Breathtaking River Valley Views! Welcome to this beautifully updated third-floor unit featuring so many upgrades like high-end laminate flooring, ceramic tiles in bathroom, fresh paint, modern lighting, quartz countertops with undermount sinks and new faucets. The kitchen opens seamlessly to the bright living room, making it perfect for both everyday living and entertaining. The primary suite boasts a walk-through closet and a private 4-piece ensuite, while the second bedroom is generously sized with a large closet—ideal for guests or additional storage. Step outside to your private balcony, unwind and enjoy the view. To top of this great unit you will find in-suite laundry and one heated underground parking stall. This location is unbeatable...just steps away from public transit, river valley trails, and Hermitage Park's fishing and picnic areas and quick access to major commuter route.



Built in 2013

Essential Information

MLS® #	E4442555
Price	\$165,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	700
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	343 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

Amenities

Amenities	Air Conditioner, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor, Sprinkler System-Fire, Vinyl Windows
Parking Spaces	1
Parking	Heated, Underground

Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioner-Window, Dishwasher-Built-In, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Curtains and Blinds
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, Golf Nearby, Landscaped, Park/Reserve,

Playground Nearby, Public Transportation, River Valley View, Schools,
Shopping Nearby, Ski Hill Nearby

Roof Asphalt Shingles
Construction Wood, Stone, Vinyl
Foundation Concrete Perimeter

Additional Information

Date Listed June 15th, 2025
Days on Market 2
Zoning Zone 35
Condo Fee \$561

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 June 17th, 2025 at 3:02am MDT