

## \$165,000 - 302 1188 Hyndman Road, Edmonton

MLS® #E4453678

**\$165,000**

2 Bedroom, 2.00 Bathroom, 908 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Perfect for first-time buyers, couples or young professionals this two-bedroom, two-bathroom condo offers both comfort and convenience. Step into a spacious foyer that opens to an inviting, open-concept layout. The bright kitchen features a functional island with an eating bar, flowing seamlessly into the living space. The primary bedroom includes a walk-in closet and private ensuite, while the second generous bedroom is complemented by another full bathroom and in-suite laundry. Move-in ready, unit comes with two titled parking stalls. This well-maintained complex provides easy access to Anthony Henday and Yellowhead Trail, public transit, and is just minutes from shopping centres.

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4453678          |
| Price          | \$165,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 908               |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |



|          |                        |
|----------|------------------------|
| Sub-Type | Lowrise Apartment      |
| Style    | Single Level Apartment |
| Status   | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 302 1188 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0E9               |

### Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door |
| Parking Spaces | 2                                                                                          |
| Parking        | 2 Outdoor Stalls, Stall                                                                    |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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 | Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Public Swimming Pool, Public Transportation, Ravine View, Recreation Use, River Valley View, Rolling Land, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                                                                                     |
| Construction      | Wood, Stone, Vinyl                                                                                                                                                                                                                   |
| Foundation        | Insulated Concrete Form                                                                                                                                                                                                              |

### School Information

|            |                       |
|------------|-----------------------|
| Elementary | Overlanders School    |
| Middle     | John D. Bracco School |
| High       | Eastglen School       |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 19th, 2025 |
| Days on Market | 10                |
| Zoning         | Zone 35           |
| Condo Fee      | \$605             |

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Listing information last updated on August 29th, 2025 at 7:47pm MDT