

# **\$144,900 - 226 1180 Hyndman Road, Edmonton**

MLS® #E4429084

**\$144,900**

2 Bedroom, 2.00 Bathroom, 827 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Attention Investors and First Time Home Buyers. This 2 bedroom, 2 bathroom condo located on the 2nd floor is perfect! Everything you need to enjoy condo living rests in these 827 sq ft. A modern kitchen with dark rich cabinets, lots of counter space, in suite laundry, open concept eating/dining/living space & balcony to enjoy summer evenings outside. The primary bedroom has a walk-in closet & 4 piece ensuite. It also features a second 4 piece bathroom & well-sized second bedroom. Included is 1 titled outdoor parking stall. This home is in the desirable community of Canon Ridge. The complex offers an elevator and is in a great location close to the North Saskatchewan River Valley. Enjoy Rundle Park, Hermitage Park, or the River Valley - located steps away where you can canoe, kayak, enjoy picnic sites, off-leash dog park, fish in the stocked pond or go walking or cycling on the trails. A great lifestyle community! Easy access to Yellowhead and Anthony Henday makes commuting easy. Why rent when you can own!

Built in 2009

## **Essential Information**

MLS® # E4429084

Price \$144,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	827
Acres	0.00
Year Built	2009
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	226 1180 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0P8

### Amenities

Amenities	Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Security Door, Sprinkler System-Fire, See Remarks
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Baseboard, Hot Water, Natural Gas, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Golf Nearby, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby,

	Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Maria Gorretti,Overlanders
Middle	St Elizabeth Seton
High	EastGlen,O'Leary

### Additional Information

Date Listed	April 2nd, 2025
Days on Market	17
Zoning	Zone 35
RE / Bank Owned	Yes
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 19th, 2025 at 7:02am MDT