

# **\$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  | 18              |
| Zoning          | Zone 35         |
| RE / Bank Owned | Yes             |
| Condo Fee       | \$517           |

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Listing information last updated on April 20th, 2025 at 11:02am MDT