

## \$165,000 - 154 1196 Hyndman Road, Edmonton

MLS® #E4461004

**\$165,000**

2 Bedroom, 2.00 Bathroom, 886 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Unobstructed view forever! This 2-bedroom, 2-bathroom condo boasts an inviting, spacious layout with a beautifully renovated main bathroom and updated laundry room featuring new water lines. Enjoy the convenience of secured assigned storage located directly across the hall, plus two titled parking stalls—one underground and one above ground. The building itself is meticulously maintained and continually upgraded. Recent improvements include refreshed common areas with new paint and flooring, recirculation lines replaced throughout, and a modernized entry and intercom system.

Built in 2013

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4461004               |
| Price          | \$165,000              |
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 886                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 154 1196 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0P8               |

### Amenities

|                |                                                                                       |
|----------------|---------------------------------------------------------------------------------------|
| Amenities      | No Smoking Home, Parking-Visitor, Patio, Secured Parking, Security Door, Storage Cage |
| Parking Spaces | 2                                                                                     |
| Parking        | Stall, Underground, See Remarks                                                       |

### Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                            |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                   |
| # of Stories      | 4                                                                                           |
| Stories           | 1                                                                                           |
| Has Basement      | Yes                                                                                         |
| Basement          | None, No Basement                                                                           |

### Exterior

|                   |                                                                                                                                   |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                       |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 6th, 2025 |
| Days on Market | 5                 |
| Zoning         | Zone 35           |
| Condo Fee      | \$679             |

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Listing information last updated on October 11th, 2025 at 8:17pm MDT