

\$145,000 - 148 1196 Hyndman Road, Edmonton

MLS® #E4450702

\$145,000

2 Bedroom, 2.00 Bathroom, 711 sqft
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This exceptional ground-floor unit offers 710 sq. ft. of comfortable living space, featuring 2 bedrooms, 2 bathrooms, and a tiled surface parking stall just steps from the main entrance. The kitchen is equipped with rich espresso cabinets, stainless steel appliances, and a convenient breakfast bar. The bright, open-concept living room boasts large windows and patio doors leading to an east-facing patio with stunning views of Hermitage Park and the River Valley. The primary bedroom includes a walk-through closet and a 4-piece ensuite, while the second bedroom is adjacent to its own 3-piece bathroom. Ideally located near parks, scenic walking and biking trails, Rundle Park Golf Course, and Sunridge Ski Hill—this is a wonderful place to call home!

Built in 2013

Essential Information

MLS® #	E4450702
Price	\$145,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	711
Acres	0.00
Year Built	2013



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	148 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

Amenities

Amenities	See Remarks
Parking Spaces	1
Parking	Stall

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Baseboard, Hot Water, 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, Park/Reserve, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 1st, 2025
-------------	------------------

Days on Market	12
Zoning	Zone 35
Condo Fee	\$458

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 August 13th, 2025 at 2:02am MDT