

## \$159,000 - 453 1196 Hyndman Road, Edmonton

MLS® #E4436692

**\$159,000**

2 Bedroom, 2.00 Bathroom, 810 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This charming top-floor condo features two bedrooms and two full bathrooms, complete with in-suite laundry and a titled underground parking space. The unit has been freshly painted and includes updated lighting, vinyl plank flooring, and an abundance of warm natural light. The modern kitchen offers plenty of cabinet and counter space, while the bedrooms are generously sized. One of the advantages of this condo is that you have no neighbors above you. Additionally, there is a large balcony that provides a fantastic view of downtown, making it a perfect spot to enjoy the Canada Day fireworks. This condo is ideally located for easy commuting within the city, with convenient access to the Yellowhead Highway and Anthony Henday Drive.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4436692  |
| Price          | \$159,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 810       |
| Acres          | 0.00      |
| Year Built     | 2013      |



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

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 453 1196 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0X8               |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Underground |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 19             |
| Zoning         | Zone 35        |
| Condo Fee      | \$635          |

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Listing information last updated on June 3rd, 2025 at 7:32pm MDT