

\$169,000 - 161 1196 Hyndman Road, Edmonton

MLS® #E4438766

\$169,000

2 Bedroom, 2.00 Bathroom, 853 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Imagine waking up to stunning, direct panoramas of the river and lush river valley. This exceptional 2-bedroom, 2-bathroom condo, built in 2013, makes that dream a reality. Perfect for first-time buyers or savvy investors, the home's desirable open-concept layout is ideal for entertaining. Sleek, dark laminate flooring flows toward a gourmet kitchen boasting elegant dark cabinetry, gleaming countertops, and a stylish glass tile backsplash. In the living room, sliding patio doors frame the spectacular, uninterrupted valley views. The clever split-bedroom floor plan is thoughtfully designed to ensure ultimate privacy. The primary suite is a true oasis with a spacious walk-in closet and a private 3-piece ensuite, while the second bedroom is perfectly suited for guests or a home office. Enjoy the convenience of in-suite laundry with extra storage and direct access to the River Valley, just steps from your main-floor unit. This outstanding package includes a titled, energized parking stall near the entrance.

Built in 2013

Essential Information

MLS® # E4438766

Price \$169,000



| | |
|----------------|------------------------|
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 853 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 161 1196 Hyndman Road |
| Area | Edmonton |
| Subdivision | Canon Ridge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 0X8 |

Amenities

| | |
|----------------|---------------------|
| Amenities | Deck, Vinyl Windows |
| Parking Spaces | 1 |
| Parking | Stall |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating | Baseboard, 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, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, River |

Valley View, Schools, Shopping Nearby

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 27th, 2025 |
| Days on Market | 20 |
| Zoning | Zone 35 |
| Condo Fee | \$532 |

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Listing information last updated on June 16th, 2025 at 9:17pm MDT