

## \$163,500 - 459 1196 Hyndman Road, Edmonton

MLS® #E4459732

**\$163,500**

2 Bedroom, 2.00 Bathroom, 798 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This penthouse 2 bedroom, 2 bathroom condo has a fantastic river valley view! The open concept layout features an island kitchen with breakfast bar, and large living room with access to the patio making it ideal for entertaining. The primary bedroom has a walk-through double sided closet and a 4pc. ensuite bathroom. The secondary bedroom is on the opposite side of the condo for maximum privacy and adjoins the main 4pc. bathroom. Great in-suite storage and laundry hook-ups! This home also includes an underground parking stall and a second above ground stall. Close to schools, shopping, river valley parks, and major commuting routes.

Built in 2013

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4459732          |
| Price          | \$163,500         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 798               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Condo / Townhouse |
| Sub-Type       | Lowrise Apartment |



|        |                        |
|--------|------------------------|
| Style  | Single Level Apartment |
| Status | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 459 1196 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0X8               |

### Amenities

|                |                                                                                  |
|----------------|----------------------------------------------------------------------------------|
| Amenities      | Intercom, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire |
| Parking Spaces | 2                                                                                |
| Parking        | Stall, Underground                                                               |

### 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, Vinyl                                                                                  |
| Exterior Features | Landscaped, Park/Reserve, Public Transportation, River Valley View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                             |
| Construction      | Wood, Vinyl                                                                                  |
| Foundation        | Concrete Perimeter                                                                           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 39                   |
| Zoning         | Zone 35              |

Condo Fee                    \$679

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