

\$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
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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	3
Zoning	Zone 35
Condo Fee	\$679

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