

\$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 titled 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 | 1 |
| Zoning | Zone 35 |
| Condo Fee | \$458 |

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Listing information last updated on August 2nd, 2025 at 3:47am MDT