

Courtesy Of Bob K Dewar Of MaxWell Polaris

# \$162,000 - 446 1196 Hyndman Road, Edmonton

MLS® #E4419768

**\$162,000**

2 Bedroom, 2.00 Bathroom, 713 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to your new home, complete with breathtaking views of the river valley from this top-floor unit. Enjoy an open-concept kitchen and living area, perfect for entertaining or relaxing. The spacious balcony invites you to unwind with a glass of wine while you watch the birds soaring above the treetops. The primary bedroom is generously sized and features a walk-through closet and a private ensuite bath. You'll appreciate the convenience of in-suite laundry, along with a 2nd well-sized bedroom offering ample closet space and just down the hall is a three piece bathroom for guests. This purchase includes one indoor underground parking space and one outdoor parking space. Included with the unit are the refrigerator, stove, microwave, dishwasher, washer, and dryer. The heat, water and sewer charges are included in the condo fees. With some of the lowest condo fees in the building, this unit is an exceptional find! Don't miss out—this opportunity won't last long!

Built in 2013

## Essential Information

MLS® #	E4419768
Price	\$162,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	713
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	446 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

### Amenities

Amenities	Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door
Parking Spaces	2
Parking	Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	January 30th, 2025
Days on Market	43
Zoning	Zone 35
Condo Fee	\$605

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Listing information last updated on March 14th, 2025 at 10:32am MDT