

Courtesy Of Erin Holowach Of ComFree

# \$164,850 - 416 1188 Hyndman Road, Edmonton

MLS® #E4398893

**\$164,850**

2 Bedroom, 2.00 Bathroom, 910 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

4th floor, top, condo with River Valley view, from balcony, featuring 2 bedrooms, 2 full bathroom, with over 900 square foot of space. Unit has an island breakfast bar and separate counter space floor cooking or appliances. Large corner, L shaped, balcony with ample space for barbecue and table. Master bedroom is large with walk-through closet and full washroom. 2nd room can either be a bedroom or office. In suite laundry with washer, dryer and freezer. This complex location has good access to schools, and access to biking/hiking at Heritage River Valley and Rundle parks. The unit comes with a tandem outdoor parking with electrical outlet. The pictured furnishing are available with unit.

Built in 2009

## Essential Information

MLS® #	E4398893
Price	\$164,850
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.00
Year Built	2009
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	416 1188 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E9

### **Amenities**

Amenities	Deck, Detectors Smoke, Parking-Plug-Ins, Sprinkler System-Fire, Television Connection
Parking	2 Outdoor Stalls, Over Sized

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Oven-Microwave, Refrigerator, Stove-Electric, Washer
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, Low Maintenance Landscape, Not Fenced, River Valley View
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 24th, 2024
Days on Market	259
Zoning	Zone 35

Condo Fee            \$590

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 9th, 2025 at 8:47pm MDT