

# **\$164,900 - 161 1196 Hyndman Road, Edmonton**

MLS® #E4438766

**\$164,900**

2 Bedroom, 2.00 Bathroom, 853 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Imagine waking up to stunning, direct panoramas of the river and lush river valley. This exceptional 2-bedroom, 2-bathroom condo, built in 2013, makes that dream a reality. Perfect for first-time buyers or savvy investors, the home's desirable open-concept layout is ideal for entertaining. Sleek, dark laminate flooring flows toward a gourmet kitchen boasting elegant dark cabinetry, gleaming countertops, and a stylish glass tile backsplash. In the living room, sliding patio doors frame the spectacular, uninterrupted valley views. The clever split-bedroom floor plan is thoughtfully designed to ensure ultimate privacy. The primary suite is a true oasis with a spacious walk-in closet and a private 3-piece ensuite, while the second bedroom is perfectly suited for guests or a home office. Enjoy the convenience of in-suite laundry with extra storage and direct access to the River Valley, just steps from your main-floor unit. This outstanding package includes a titled, energized parking stall near the entrance.

Built in 2013

## **Essential Information**

MLS® # E4438766

Price \$164,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 853                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 161 1196 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0X8               |

### Amenities

|                |                     |
|----------------|---------------------|
| Amenities      | Deck, Vinyl Windows |
| Parking Spaces | 1                   |
| Parking        | Stall               |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| 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, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, River |

Valley View, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 27th, 2025 |
| Days on Market | 60             |
| Zoning         | Zone 35        |
| Condo Fee      | \$532          |

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Listing information last updated on July 25th, 2025 at 8:17pm MDT