

## \$168,475 - 424 1180 Hyndman Road, Edmonton

MLS® #E4452287

**\$168,475**

2 Bedroom, 2.00 Bathroom, 946 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Top-floor 2 bed, 2 bath condo with no neighbors above—945 sq ft of move-in-ready comfort! The primary suite features a walk-through closet and private ensuite, while the open layout offers a bright living space and a large balcony with city views. Perfectly located near the North Saskatchewan River, scenic walking trails, parks, and Herit-age Pond—stocked with trout for fishing enthusiasts. Quick access to the Anthony Henday and Yellowhead makes commuting a breeze. This well-managed building offers peace of mind and low-maintenance living, ideal for first-time buyers or investors. You even have 2 Parking stalls for added convenience. Enjoy the rare combination of location, privacy, and convenience in one affordable package.

Built in 2009

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452287  |
| Price          | \$168,475 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 946       |
| Acres          | 0.00      |
| Year Built     | 2009      |



|          |                       |
|----------|-----------------------|
| Type     | Condo / Townhouse     |
| Sub-Type | Lowrise Apartment     |
| Style    | Multi Level Apartment |
| Status   | Active                |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 424 1180 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0P8               |

### Amenities

|           |                    |
|-----------|--------------------|
| Amenities | See Remarks        |
| Parking   | Stall, See Remarks |

### Interior

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

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Golf Nearby, Hillside, Private Fishing, Public Transportation, River Valley View, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                      |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 10th, 2025 |
| Days on Market | 5                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$590   |

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Listing information last updated on August 14th, 2025 at 10:02pm MDT