

Courtesy Of Lauren Espinoza Of Real Broker

# \$129,900 - 256 1196 Hyndman Road, Edmonton

MLS® #E4452393

**\$129,900**

2 Bedroom, 1.00 Bathroom, 553 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Whether you are an investor, first-time home buyer or looking at downsizing, this 2-bedroom, 1-bathroom condo, complete with two titled parking stalls—one underground heated stall, and one surface stall -this unit has it all! The kitchen features rich espresso cabinetry, opening onto an open-concept living area. Large patio doors fill the space with natural light and lead onto a large outdoor balcony area. Located just steps from parks, scenic walking and biking trails, Rundle Park Golf Course, and a short drive to Sunridge Ski Hill, Yellowhead and Henday connections to Sherwood Park or Fort Saskatchewan. This home offers the perfect blend of nature and convenience. With easy access to public transit, shopping, and major roadways, this is a fantastic choice for first-time buyers or a smart addition to any investment portfolio.

Built in 2013

## Essential Information

MLS® #	E4452393
Price	\$129,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	553
Acres	0.00



Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	256 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

### **Amenities**

Amenities	Secured Parking, Security Door
Parking Spaces	2
Parking	Heated

### **Interior**

Appliances	Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric
Heating	Baseboard, Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 11th, 2025
Days on Market	38

Zoning	Zone 35
Condo Fee	\$576

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