

# \$169,900 - 401 1188 Hyndman Road, Edmonton

MLS® #E4429073

**\$169,900**

2 Bedroom, 2.00 Bathroom, 906 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

UNBEATABLE VIEW! TOP FLOOR, END UNIT WITH FULL RIVER VALLEY VIEW AND WRAP AROUND BALCONY! Truly the best location in the complex! You'll enjoy stunning river valley views from your light & bright 2 bedroom, 2 bath unit. With 905 sq ft of living space, 2 good sized bedrooms located on opposite ends of the unit for optimum privacy, and 2 full baths, you'll never want to move! Great open concept floorpan - perfect for entertaining. The kitchen features lots of counter space, and is open to the large living room with view. The primary suite is large with a walk-through closet and full ensuite & the second bedroom is generous with access to the second full bath. You'll love the convenience of in-suite laundry & you will certainly enjoy your ample outdoor space on the huge wrap around balcony - the perfect spot to relax! This unit comes with a tandem (2 car) outdoor stall - great access to trails, shopping, restaurants, the Henday & Yellowhead - perfect for you or as an investment. Fee incl heat & water

Built in 2007

## Essential Information

MLS® #	E4429073
Price	\$169,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	906
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	401 1188 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E9

### **Amenities**

Amenities	Security Door
Parking	2 Outdoor Stalls, Stall, Tandem

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Baseboard, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Park/Reserve, Private Setting, Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles

Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	4
Zoning	Zone 35
Condo Fee	\$591

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Listing information last updated on April 7th, 2025 at 11:02pm MDT