

# **\$154,900 - 132 1180 Hyndman Road, Edmonton**

MLS® #E4442199

**\$154,900**

2 Bedroom, 2.00 Bathroom, 891 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This ideal condo is located in the family-oriented community of CANON RIDGE.

This condo exhibits an open-concept layout featuring a large living room and dining area.

The spacious kitchen features all your essential STAINLESS-STEEL appliances and a BREAKFAST BAR. The master bedroom features a walkthrough closet into an ENSUITE bathroom. There is another bedroom and a full bathroom. Enjoy the summers in you own patio area and the convenience of in-suite laundry and 2 TITLED parking stalls. This building is close to all your amenities including shopping, restaurants, schools, parks, trails, public transportation, Yellowhead and Anthony Henday.

Built in 2008

## **Essential Information**

MLS® #	E4442199
Price	\$154,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	891
Acres	0.00
Year Built	2008
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	132 1180 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0P8

### Amenities

Amenities	Intercom, Parking-Visitor, Patio, Security Door, See Remarks
Parking	2 Outdoor Stalls

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, 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	Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 13th, 2025
Days on Market	7
Zoning	Zone 35

Condo Fee                    \$591

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