

## \$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 | 6                 |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$576   |

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Listing information last updated on August 17th, 2025 at 9:18am MDT