

## \$164,800 - 266 1196 Hyndman Road, Edmonton

MLS® #E4456125

**\$164,800**

2 Bedroom, 2.00 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

WOW FACTOR! This beautifully renovated two-bedroom, two-bathroom second floor end unit offers southwest-facing views and is located just steps from Edmonton's scenic RIVER VALLEY. The open-concept layout features TWO TITLED UNDERGROUND HEATED parking stalls, large windows for ample natural light, and enhanced privacy due to its end-unit position. Recent upgrades include a new kitchen, updated bathrooms, fresh paint, modern lighting, and new baseboards throughout. The purposeful split-bedroom floor plan provides additional privacy, while the primary bedroom boasts a walk-in closet and a three-piece ensuite. Additional conveniences include in-suite laundry with a new washer and dryer. Heat, water, and sewer charges are included in the condo fees. This property presents an exceptional opportunity.

Built in 2013

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456125  |
| Price          | \$164,800 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 893       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2013                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 266 1196 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0P8               |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Off Street Parking, No Animal Home, No Smoking Home, Parking-Visitor, See Remarks |
| Parking   | Heated, Underground                                                               |

### Interior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                        |
| Appliances        | Dishwasher-Built-In, 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 | Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, River View |
| Roof              | Asphalt Shingles                                                             |
| Construction      | Wood, Vinyl                                                                  |
| Foundation        | Concrete Perimeter                                                           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 51                  |
| Zoning         | Zone 35             |
| Condo Fee      | \$797               |

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Listing information last updated on October 25th, 2025 at 2:17pm MDT