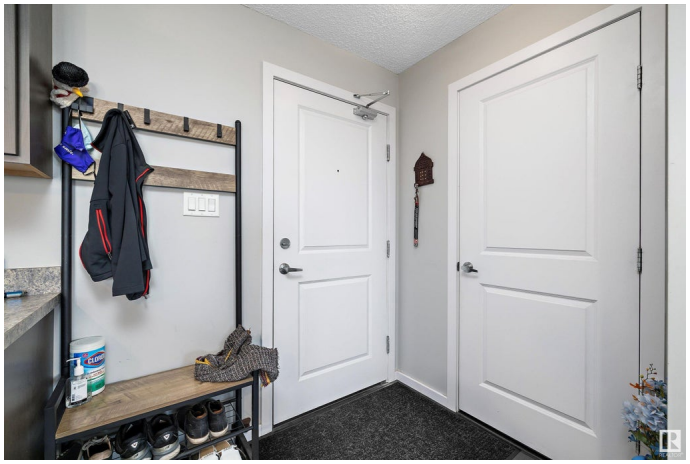
Courtesy Of Mo Taliani Of Exp Realty

$170,000 - 259 1196 Hyndman Road, Edmonton

MLS® #E4449257

$170,000
2 Bedroom, 2.00 Bathroom, 814 sqft
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB



Experience stunning River Valley views from this exceptional 2-bedroom, 2-bathroom condo in Canon Ridge, Northeast Edmonton! Perfectly situated with easy access to Yellowhead Trail and just minutes from the Anthony Henday, commuting around the city is a breeze. Outdoor enthusiasts will love being steps from Hermitage and Rundle Park, with scenic running trails and an off-leash dog park right nearby. Inside, enjoy the spacious open-concept layout that feels more like a single-family home than a condo. The well-appointed kitchen includes a convenient built-in mini office, perfect for remote work or organizing daily life. Additional perks include in-suite laundry and heated underground parkingâ€”say goodbye to scraping snow off your car in winter! Whether you're walking to nearby parks in the summer or heading out to the many shopping and dining options just a short drive away, this condo offers the perfect balance of comfort, convenience, and lifestyle.

Built in 2013

Essential Information

MLS® #	E4449257
Price	$170,000
Bedrooms	2
Bathrooms	2.00

Full Baths	2
Square Footage	814
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	259 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

Amenities

Amenities	On Street Parking, No Animal Home, No Smoking Home
Parking	Underground

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, River Valley View, River View, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	July 23rd, 2025
Days on Market	10
Zoning	Zone 35
Condo Fee	$639

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Listing information last updated on August 2nd, 2025 at 9:02am MDT