

## \$169,500 - 351 1196 Hyndman Road, Edmonton

MLS® #E4462752

**\$169,500**

2 Bedroom, 2.00 Bathroom, 718 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

With RIVER VALLEY views! Welcome to The Avenue at Hermitage, perfectly located on the beautiful, picturesque, serene riverbanks of Edmonton's desirable community of Canon Ridge. Don't miss out on this show home condition, newly painted and new laminate flooring, this 2 bedroom, 2 bath apartment style condo features an open concept floor plan, 6 piece appliance package, master suite w/ walk through closet and full 4 piece ensuite, kitchen w/ upgraded stainless steel appliances, breakfast bar and pantry, 3 piece main bath, in-suite laundry room w/stacker washer/dryer, titled parking, and a large balcony with fantastic views of the river valley! Additional amenities include convenient access to bus stop, neighborhood park, river valley park & trails, and quick access to Yellowhead Trail and Anthony Henday Drive. Simply put.....the perfect starter home or excellent investment property!

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462752  |
| Price      | \$169,500 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 718                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 351 1196 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0X8               |

### Amenities

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Detectors Smoke, Parking-Visitor, Smart/Program. Thermostat, Sprinkler System-Fire, Vinyl Windows |
| Parking Spaces | 1                                                                                                 |
| Parking        | Stall                                                                                             |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                       |
| Appliances        | Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| 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, Golf Nearby, Playground Nearby, Private Setting, Public Transportation, River Valley View, River View, Schools |
| Roof              | Asphalt Shingles                                                                                                                      |
| Construction      | Wood, Stone, Vinyl                                                                                                                    |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 19th, 2025  
Days on Market                17  
Zoning                              Zone 35  
Condo Fee                        \$458

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