

## \$168,475 - 424 1180 Hyndman Road, Edmonton

MLS® #E4452287

**\$168,475**

2 Bedroom, 2.00 Bathroom, 946 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Top-floor 2 bed, 2 bath condo with no neighbors above—945 sq ft of move-in-ready comfort! The primary suite features a walk-through closet and private ensuite, while the open layout offers a bright living space and a large balcony with city views. Perfectly located near the North Saskatchewan River, scenic walking trails, parks, and Herit-age Pond—stocked with trout for fishing enthusiasts. Quick access to the Anthony Henday and Yellowhead makes commuting a breeze. This well-managed building offers peace of mind and low-maintenance living, ideal for first-time buyers or investors. You even have 2 Parking stalls for added convenience. Enjoy the rare combination of location, privacy, and convenience in one affordable package.

Built in 2009

### Essential Information

MLS® #	E4452287
Price	\$168,475
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	946
Acres	0.00
Year Built	2009



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

### Community Information

Address	424 1180 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0P8

### Amenities

Amenities	See Remarks
Parking	Stall, See Remarks

### Interior

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

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Hillside, Private Fishing, Public Transportation, River Valley View, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 10th, 2025
Days on Market	1

Zoning	Zone 35
Condo Fee	\$590

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