

\$169,000 - 346 1196 Hyndman Road, Edmonton

MLS® #E4423258

\$169,000

2 Bedroom, 2.00 Bathroom, 706 sqft

Condo / Townhouse on 0.00 Acres

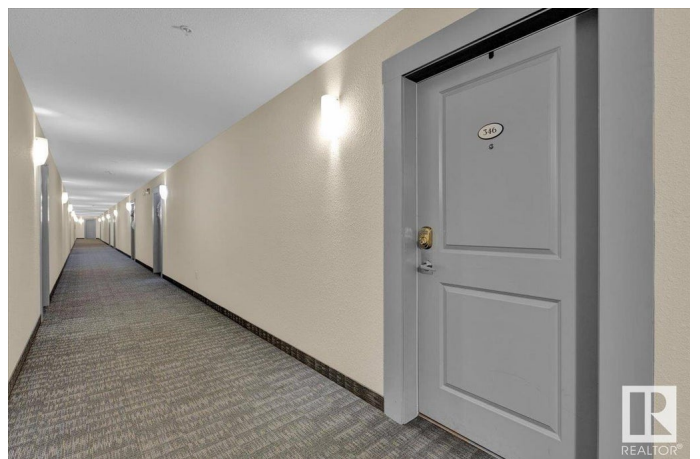
Canon Ridge, Edmonton, AB

Welcome to this charming 2 bed 2 bath condo located on the third floor of Avenue at Hermitage. This unit offers a bright, open-concept living space featuring a spacious living, dining, and kitchen area with a convenient pantry and breakfast bar. The 1st bedroom, complete with a closet, provides versatile space for a home office or guest room. The primary bedroom offers a 4-piece ensuite bath and a walk-in closet. Enjoy outdoor living on your balcony. Additional perks include in-unit laundry, secured underground parking, visitor parking, and an elevator for easy access. The building is secured for peace of mind. Don't miss out on this well-maintained unit!

Built in 2013

Essential Information

MLS® #	E4423258
Price	\$169,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	706
Acres	0.00
Year Built	2013
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	346 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

Amenities

Amenities	Carbon Monoxide Detectors, Detectors Smoke, Intercom, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door, Sprinkler System-Fire
Parking	Stall, Underground

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Low Maintenance Landscape, Park/Reserve, Paved Lane, Playground Nearby, Public Swimming Pool, Public Transportation, River Valley View, River View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 28th, 2025
Days on Market	36
Zoning	Zone 35
Condo Fee	\$561

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Listing information last updated on April 5th, 2025 at 8:17am MDT