

## \$155,000 - 453 1196 Hyndman Road, Edmonton

MLS® #E4466014

**\$155,000**

2 Bedroom, 2.00 Bathroom, 810 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This beautifully updated top-floor 2-bedroom, 2-bath condo offers privacy, comfort, and incredible value. Enjoy fresh paint, upgraded lighting, modern vinyl plank flooring, and the convenience of in-suite laundry. The bright kitchen provides ample cabinet and counter space and opens into a spacious living area filled with natural light. Both bedrooms are generous in size, with excellent separation for added privacy, making the layout ideal for roommates, guests, or a home office. Relax on the large private balcony with an open view of downtown—perfect for warm summer evenings and even Canada Day fireworks. A titled underground parking stall keeps your vehicle secure year-round. Located minutes from major routes like Yellowhead Trail and Anthony Henday Drive, plus shopping, transit, and parks. A great opportunity for first-time buyers, downsizers, or investors seeking a clean, move-in-ready home.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4466014  |
| Price      | \$155,000 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 810                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 453 1196 Hyndman Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0X8               |

### Amenities

|           |             |
|-----------|-------------|
| Amenities | See Remarks |
| Parking   | Underground |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Baseboard, Hot Water, Natural Gas                                |
| # of Stories      | 4                                                                |
| Stories           | 1                                                                |
| Has Basement      | Yes                                                              |
| Basement          | None, No Basement                                                |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior          | Wood, Vinyl        |
| Exterior Features | See Remarks        |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl        |
| Foundation        | Concrete Perimeter |

### Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | November 17th, 2025 |
|-------------|---------------------|

|                |         |
|----------------|---------|
| Days on Market | 1       |
| Zoning         | Zone 35 |
| Condo Fee      | \$635   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 18th, 2025 at 12:03am MST