

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

MLS® #E4423258

**\$169,000**

2 Bedroom, 2.00 Bathroom, 706 sqft

Condo / Townhouse on 0.00 Acres

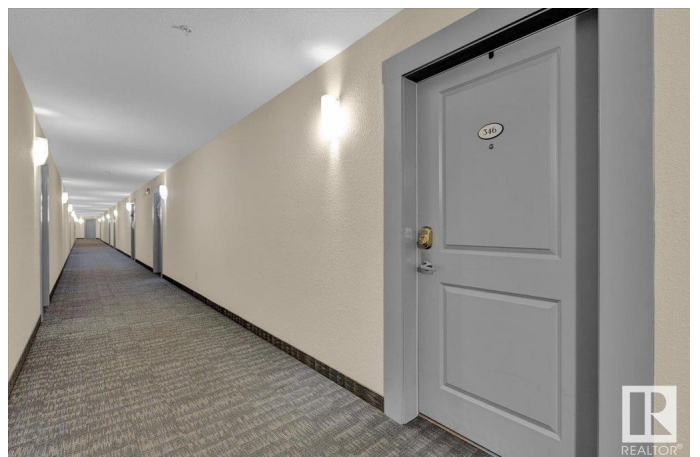
Canon Ridge, Edmonton, AB

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 | 38                  |
| Zoning         | Zone 35             |
| Condo Fee      | \$561               |

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Listing information last updated on April 6th, 2025 at 9:47pm MDT