

## \$169,900 - 250 1196 Hyndman Rd, Edmonton

MLS® #E4465362

**\$169,900**

2 Bedroom, 2.00 Bathroom, 785 sqft

Condo / Townhouse on 0.00 Acres

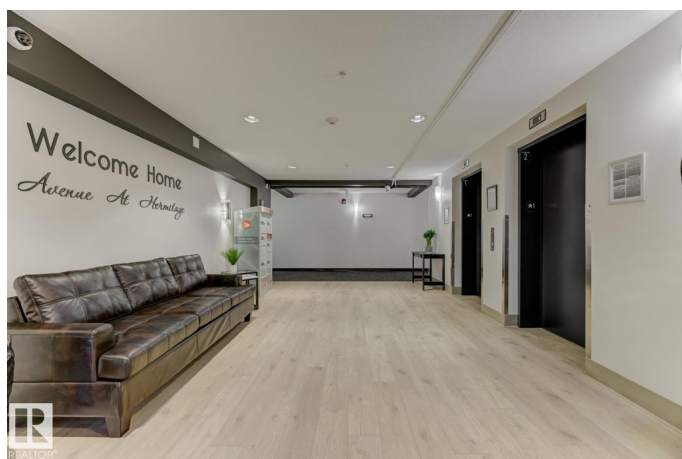
Canon Ridge, Edmonton, AB

This great layout 2-bedroom, 2-bathroom condo offers the perfect blend of comfort, convenience, and location. Situated right in the heart of the sought-after Canon Ridge community, this home is ideal for first-time buyers, downsizers, or investors looking for a great property. Enjoy the functional layout featuring a kitchen with a central island for easy access and flow, a spacious living area, and a private balcony where you can unwind after a long day. The primary bedroom includes a 4-piece ensuite, while the second bedroom and full bath provide excellent space for family, guests, or a home office. You'll love the unbeatable location – just minutes to and from schools, recreation centres, shops, medical facilities, and scenic walking trails. Easy access to Yellowhead Trail, Anthony Henday Drive, and major roadways makes commuting a breeze, whether you're heading downtown or across the city.

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4465362  |
| Price      | \$169,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |                        |
|----------------|------------------------|
| Square Footage | 785                    |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 250 1196 Hyndman Rd |
| Area        | Edmonton            |
| Subdivision | Canon Ridge         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 0P8             |

### Amenities

|           |                                                                         |
|-----------|-------------------------------------------------------------------------|
| Amenities | Detectors Smoke, No Animal Home, Parking-Visitor, Sprinkler System-Fire |
| Parking   | Heated, Underground                                                     |

### Interior

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

### Exterior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                           |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Hillside, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                      |
| Construction      | Wood, Vinyl                                                                                                                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      November 11th, 2025  
Days on Market                10  
Zoning                              Zone 35  
Condo Fee                        \$605

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