

Courtesy Of Travis S Simpson Of Exp Realty

\$165,000 - 302 1188 Hyndman Road, Edmonton

MLS® #E4453678

\$165,000

2 Bedroom, 2.00 Bathroom, 908 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Perfect for first-time buyers, couples or young professionals this two-bedroom, two-bathroom condo offers both comfort and convenience. Step into a spacious foyer that opens to an inviting, open-concept layout. The bright kitchen features a functional island with an eating bar, flowing seamlessly into the living space. The primary bedroom includes a walk-in closet and private ensuite, while the second generous bedroom is complemented by another full bathroom and in-suite laundry. Move-in ready, unit comes with two titled parking stalls. This well-maintained complex provides easy access to Anthony Henday and Yellowhead Trail, public transit, and is just minutes from shopping centres.

Built in 2007

Essential Information

MLS® #	E4453678
Price	\$165,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	908
Acres	0.00
Year Built	2007
Type	Condo / Townhouse



Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	302 1188 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E9

Amenities

Amenities	Detectors Smoke, Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Security Door
Parking Spaces	2
Parking	2 Outdoor Stalls, Stall

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Public Swimming Pool, Public Transportation, Ravine View, Recreation Use, River Valley View, Rolling Land, Schools, Shopping Nearby, Ski Hill Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Insulated Concrete Form

School Information

Elementary	Overlanders School
Middle	John D. Bracco School
High	Eastglen School

Additional Information

Date Listed	August 19th, 2025
Days on Market	6
Zoning	Zone 35
Condo Fee	\$605

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