

# \$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. Donâ€™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	39
Zoning	Zone 35
Condo Fee	\$561

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 April 8th, 2025 at 8:02pm MDT