

\$169,500 - 351 1196 Hyndman Road, Edmonton

MLS® #E4462752

\$169,500

2 Bedroom, 2.00 Bathroom, 718 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

With RIVER VALLEY views! Welcome to The Avenue at Hermitage, perfectly located on the beautiful, picturesque, serene riverbanks of Edmonton's desirable community of Canon Ridge. Don't miss out on this show home condition, newly painted and new laminate flooring, this 2 bedroom, 2 bath apartment style condo features an open concept floor plan, 6 piece appliance package, master suite w/ walk through closet and full 4 piece ensuite, kitchen w/ upgraded stainless steel appliances, breakfast bar and pantry, 3 piece main bath, in-suite laundry room w/stacker washer/dryer, titled parking, and a large balcony with fantastic views of the river valley! Additional amenities include convenient access to bus stop, neighborhood park, river valley park & trails, and quick access to Yellowhead Trail and Anthony Henday Drive. Simply put.....the perfect starter home or excellent investment property!

Built in 2013

Essential Information

MLS® #	E4462752
Price	\$169,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	718
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	351 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

Amenities

Amenities	Detectors Smoke, Parking-Visitor, Smart/Program. Thermostat, Sprinkler System-Fire, Vinyl Windows
Parking Spaces	1
Parking	Stall

Interior

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

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Private Setting, Public Transportation, River Valley View, River View, Schools
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 19th, 2025
Days on Market 1
Zoning Zone 35
Condo Fee \$458

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 October 20th, 2025 at 3:02am MDT