

# \$133,000 - 138, 1180 Hyndman Road, Edmonton

MLS® #A2203200

**\$133,000**

1 Bedroom, 1.00 Bathroom, 711 sqft

Residential on 0.00 Acres

Canon Ridge, Edmonton, Alberta

Beautifully kept and roomy, this open-concept one-bedroom apartment features ensuite laundry and a parking stall. The large kitchen boasts an eat-in bar and ample cabinet space, while the expansive living area provides plenty of room for relaxation. The dining area comfortably accommodates a six-seater table. The clean four-piece bathroom includes a tub, and the bedroom is generously sized with a large window overlooking a tranquil, tree-lined view. The private patio, accessible via a large sliding glass door, offers a peaceful outdoor retreat facing the same quiet, wooded area. Located in Canon Ridge, this home is perfectly situated near extensive walking and biking trails along the Hermitage River Valley and near Rundle Park, Sunridge Ski Area, and Rundle Golf Course. It's close to major shopping centers and offers quick access to Yellowhead Trail (2 mins) and Anthony Henday Highway (5 mins), with proximity to Sherwood Park (7 mins), Manning Town Center and ETS Public Transit & trains (7 mins), and the Edmonton Garrison (12 mins). This property is an excellent choice for first-time homeowners or as a valuable addition to a rental portfolio.

Built in 2008

## Essential Information

MLS® #                   A2203200

Price                     \$133,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 711               |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 138, 1180 Hyndman Road |
| Subdivision | Canon Ridge            |
| City        | Edmonton               |
| County      | Edmonton               |
| Province    | Alberta                |
| Postal Code | T5A 0P8                |

### Amenities

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 1                        |
| Parking        | Stall                    |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Open Floorplan   |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard  |
| Cooling           | None   |
| # of Stories      | 4  |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | None       |
| Construction      | Wood Frame |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 26th, 2025 |
| Days on Market | 27               |

Zoning

Medium Scale Residential

## **Listing Details**

Listing Office

Greater Property Group

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