

\$155,000 - 453 1196 Hyndman Road, Edmonton

MLS® #E4466014

\$155,000

2 Bedroom, 2.00 Bathroom, 810 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This beautifully updated top-floor 2-bedroom, 2-bath condo offers privacy, comfort, and incredible value. Enjoy fresh paint, upgraded lighting, modern vinyl plank flooring, and the convenience of in-suite laundry. The bright kitchen provides ample cabinet and counter space and opens into a spacious living area filled with natural light. Both bedrooms are generous in size, with excellent separation for added privacy, making the layout ideal for roommates, guests, or a home office. Relax on the large private balcony with an open view of downtown—perfect for warm summer evenings and even Canada Day fireworks. A titled underground parking stall keeps your vehicle secure year-round. Located minutes from major routes like Yellowhead Trail and Anthony Henday Drive, plus shopping, transit, and parks. A great opportunity for first-time buyers, downsizers, or investors seeking a clean, move-in-ready home.

Built in 2013

Essential Information

MLS® #	E4466014
Price	\$155,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2



Square Footage	810
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	453 1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

Amenities

Amenities	See Remarks
Parking	Underground

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	November 17th, 2025
-------------	---------------------

Days on Market	1
Zoning	Zone 35
Condo Fee	\$635

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 November 17th, 2025 at 11:33pm MST