

\$140,000 - 1196 Hyndman Road, Edmonton

MLS® #E4439059

\$140,000

2 Bedroom, 2.00 Bathroom, 893 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

ATTENTION INVESTORS!! Unlock the potential in this 2-bed, 2-bath 2nd floor end unit located in a sought-after 2013-built complex just steps from Edmonton's scenic River Valley. With 2 TITLED UNDERGROUND HEATED parking stalls & a spacious open-concept layout, this foreclosure unit is a rare find for investors or buyers ready to roll up their sleeves & create a home uniquely their own. Offering great bones & a functional split-bedroom floor plan, this condo is ideal for those looking to customize a space with resale/rental potential. Large windows offer plenty of natural light & the end-unit location ensures added balcony privacy. The primary bedroom includes a WIC & a 3-piece ensuite, while the 2nd bedroom is ideal for a home office, guest space, or roommate setup. Whether you're adding to your investment portfolio or searching for a blank canvas to renovate to your taste, this unit offers incredible upside in a fantastic location. Enjoy the convenience of roughed in IN-SUITE LAUNDRY & bus routes nearby.

Built in 2013

Essential Information

MLS® # E4439059

Price \$140,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	893
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	1196 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0P8

Amenities

Amenities	See Remarks
Parking Spaces	2
Parking	Heated, Underground, See Remarks

Interior

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Baseboard, Water
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby, Ski Hill Nearby

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 29th, 2025
Days on Market	18
Zoning	Zone 35
RE / Bank Owned	Yes
Condo Fee	\$797

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 June 16th, 2025 at 9:32am MDT