

\$168,475 - 424 1180 Hyndman Road, Edmonton

MLS® #E4452287

\$168,475

2 Bedroom, 2.00 Bathroom, 946 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Top-floor 2 bed, 2 bath condo with no neighbors above—945 sq ft of move-in-ready comfort! The primary suite features a walk-through closet and private ensuite, while the open layout offers a bright living space and a large balcony with city views. Perfectly located near the North Saskatchewan River, scenic walking trails, parks, and Herit-age Pond—stocked with trout for fishing enthusiasts. Quick access to the Anthony Henday and Yellowhead makes commuting a breeze. This well-managed building offers peace of mind and low-maintenance living, ideal for first-time buyers or investors. You even have 2 Parking stalls for added convenience. Enjoy the rare combination of location, privacy, and convenience in one affordable package.

Built in 2009

Essential Information

MLS® #	E4452287
Price	\$168,475
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	946
Acres	0.00
Year Built	2009



Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Multi Level Apartment
Status	Active

Community Information

Address	424 1180 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0P8

Amenities

Amenities	See Remarks
Parking	Stall, See Remarks

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Hillside, Private Fishing, Public Transportation, River Valley View, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 10th, 2025
Days on Market	4

Zoning	Zone 35
Condo Fee	\$590

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