

\$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 | 16 |
| Zoning | Zone 35 |
| RE / Bank Owned | Yes |
| Condo Fee | \$797 |

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Listing information last updated on June 14th, 2025 at 12:02am MDT