

# \$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	40

Zoning

Medium Scale Residential

## **Listing Details**

Listing Office

Greater Property Group

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