# \$133,000 - 138, 1180 Hyndman Road, Edmonton

MLS® #A2203200

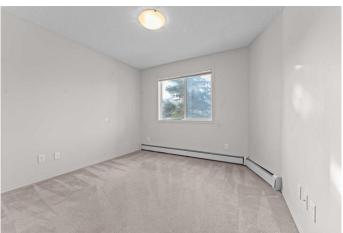
### \$133,000

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 85

## Zoning Medium Scale Residential

## **Listing Details**

Listing Office Greater Property Group

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