

# **\$140,000 - 266 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	266 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	38
Zoning	Zone 35
RE / Bank Owned	Yes
Condo Fee	\$797

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