



## 1196 HYNDMAN Road 347 Edmonton AB

\$155,000

Move-In Ready & Freshly Painted! Great Investment Opportunity! Nestled in the hills of Hermitage Park this 2 bedroom/ 2 bathroom unit has a great open concept lay out, the communal living areas are combined making it ideal for coming together, with each bedroom on either end of the living space and their own respective bathrooms this unit also provides plenty of privacy. In addition to underground parking and additional titled storage space there is in-unit laundry! Conveniently located right off of the Yellowhead with ample access to the Anthony Henday, this property is minutes away from an off-leash dog park that is situated in the river valley. Hermitage Park is a well-known landing spot for an abundant array of bird species in the spring and summer, making it a lovely place to enjoy through each season. Clareview shopping centre is conveniently minutes away by bus or car, where you will find grocery stores, a rec centre, a library, schools and an LRT station.

Listing Presented By:



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