



## 1180 Hyndman Road Edmonton Alberta

\$133,000

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. (id:6769)

Bedroom 10.58 Ft x 12.42 Ft

Kitchen 8.42 Ft x 9.50 Ft

Living room 16.17 Ft x 12.17 Ft

4pc Bathroom 7.67 Ft x 4.67 Ft

Listing Presented By:



Originally Listed by:  
Greater Property Group

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