



1180 HYNDMAN Road 138 Edmonton AB

\$139,900

Original owner! Nicely maintained and spacious home, open concept, 1 bedroom apartment with ENSUITE LAUNDRY, and TITLED PARKING STALL. Large kitchen with eat-in bar, a lot of cabinet space, and oversized living area. Dining room can fit 6 seater table! The 4 piece bathroom (w/ tub) is clean, and the bedroom is a good size with a large window facing a quiet treed area. Adjacent in the living area is the PRIVATE PATIO w/ large sliding glass door connecting you to the outside (also on quiet treed area). The neighborhood, Canon Ridge, provides a superb location with extensive walking/biking trails by Hermitage River Valley and Rundle Park, Sunridge Ski Area & Rundle Golf Course. Close to major shopping centers. Quick and easy access to Yellowhead Trail (2 mins) and the Anthony Henday Highway, and (5 mins) to Sherwood Park, (7 mins) to Manning Town Center and ETS Public Transit & trains, and (12 mins) to the Edmonton Garrison. Ideal for first-time home owners or a great purchase to add to a rental portfolio.

Listing Presented By:



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