



## 1196 HYNDMAN Road 457 Edmonton AB

\$170,000

TOP FLOOR UNOBSTRUCTED VIEWS OF THE RIVER VALLEY!! 2 Bdrms. + 2 Full Baths + 2 UNDERGROUND titled Parking Stalls + 1 STORAGE CAGE (on same floor as suite). Beautiful 815 Sq. Ft. unit in CANON RIDGE with open plan, island kitchen and in-suite laundry (full size). Kitchen has stainless steel appliances, pantry, and built-in laptop desk. Plan is perfect for room mates with the living room separating the Master and 2nd bedroom. Speaking of master bedroom, this space is complete with walk-through closet and 4 piece ensuite. Both bedrooms also have views of the river valley. Nice sized balcony to take in the gorgeous sun rises and enjoy the quiet nature below where deer can often be seen grazing! Quick easy access to Victoria Trail, Yellowhead and Henday! Lots of visitor parking available. Condo fees include; heat, water/sewer utilities, both parking stalls & storage cage.

Listing Presented By:



Originally Listed by:  
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