

## \$364,900 - 1107 Hyndman Road, Edmonton

MLS® #E4436730

**\$364,900**

4 Bedroom, 2.50 Bathroom, 1,389 sqft

Single Family on 0.00 Acres

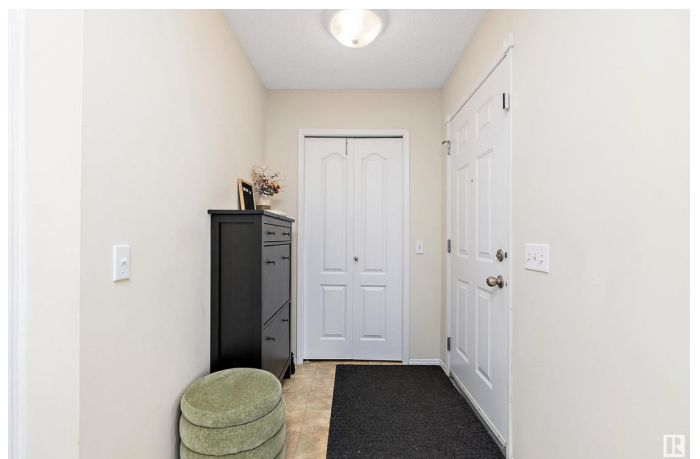
Canon Ridge, Edmonton, AB

Great starter home for any growing family, offering 4 bedrooms and 2.5 bath. Located in Canon Ridge, close to walking trails and River Valley. This 1390 sqft 2 storey home features a lovely front veranda and large private yard. Main level has a convenient floorplan, generous size family room with big bay window offering lots of natural light. Spacious kitchen with lots of cabinets and counter space, center island, corner pantry and large dining area with a door leading to the deck and massive backyard. Upstairs feature 3 bedrooms and 2 full bath. Primary bedroom complete with walk-in closet and 4-piece ensuite. Partially finished basement has a family room, office/bedroom and lots of storage space. Gravel pad in the back is huge, offering tons of parking. Located close to schools, shopping, parks, playground, public transportation, walking trails and other major amenities.

Built in 2003

### Essential Information

MLS® #	E4436730
Price	\$364,900
Bedrooms	4
Bathrooms	2.50
Full Baths	2



Half Baths	1
Square Footage	1,389
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1107 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J1

### **Amenities**

Amenities	Deck, Detectors Smoke
Parking	Parking Pad Cement/Paved

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**School Information**

Elementary	Overlanders School
Middle	John D. Bracco School
High	Eastglen School

**Additional Information**

Date Listed	May 15th, 2025
Days on Market	9
Zoning	Zone 35

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Listing information last updated on May 24th, 2025 at 10:18am MDT