

# \$350,000 - 1125 Hyndman Road, Edmonton

MLS® #E4439770

**\$350,000**

3 Bedroom, 2.00 Bathroom, 1,002 sqft

Single Family on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this beautifully updated 3-bedroom family home in sought-after Canon Ridge! Step inside to a bright, inviting living room featuring fresh paint, newer carpet, modern lighting, and a stylish fireplace feature wall that adds warmth and character. Just beyond, you'll find a spacious kitchen with stainless steel appliances, ample counter space, and a layout that makes daily life and entertaining easy. The primary bedroom offers large double closets, while the additional bedrooms are perfect for kids, guests, or a home office—tailored to your lifestyle. Downstairs, the professionally finished basement adds valuable living space with a cozy family room, a full bathroom with jetted tub and heated floors, plus a separate laundry and storage area. Outside, enjoy your fully fenced backyard oasis with a stamped concrete patio—ideal for BBQs and warm evenings under the stars. Located minutes from schools, parks, and major routes. THE HOME IS ALSO GETTING BRAND NEW SHINGLES INSTALLED THIS WEEK!

Built in 2003

## Essential Information

MLS® # E4439770

Price \$350,000



Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,002
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	1125 Hyndman Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J1

### **Amenities**

Amenities	On Street Parking, Deck, No Smoking Home, See Remarks
Parking	2 Outdoor Stalls, Front/Rear Drive Access

### **Interior**

Appliances	Dishwasher-Portable, Dryer, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 31st, 2025

Days on Market                6

Zoning                            Zone 35

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