

## \$169,000 - N/A, Edmonton

MLS® #E4454864

**\$169,000**

2 Bedroom, 2.00 Bathroom, 731 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this top floor 2 bedrooms, 2 full baths, insuite laundry and heated underground parking. Freshly painted, new vinyl plank flooring and newer stainless steel appliances. Well-managed building in Canon Ridge in northeast Edmonton. Walking distance to river valley and hermitage park. Walking/biking trails, dog park & non-powered boating. Minutes to the Henday, Yellowhead Trail, schools, LRT Clareview Station & all amenities. Perfect ffor investors and first time buyers.

Built in 2013

### Essential Information

MLS® #	E4454864
Price	\$169,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	731
Acres	0.00
Year Built	2013
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information



Address	N/A
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0X8

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Parking-Visitor
Parking	Heated, Stall, Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Hot Water, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Cul-De-Sac, Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Ravine View
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	August 27th, 2025
Days on Market	10
Zoning	Zone 35
Condo Fee	\$576

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®).

Listing information last updated on September 6th, 2025 at 7:32am MDT