

# \$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 plack 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 | 4                 |
| 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 August 30th, 2025 at 9:47pm MDT