

\$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	11
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 7th, 2025 at 5:02pm MDT