

# \$269,000 - 11 451 Hyndman Crescent, Edmonton

MLS® #E4449179

**\$269,000**

2 Bedroom, 2.50 Bathroom, 1,255 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Immaculate and upgraded end-unit townhouse in Canon Ridge backing onto greenspace! This 2-storey home features an open layout with abundant natural light, high-end water-resistant laminate on the main floor, updated baseboards and casings, modern paint tones, newer blinds, smart switches, closet organizers, and newer appliances. Two oversized primary bedrooms offer excellent space, with one including a 3-pce ensuite. The partially finished basement provides additional living area, and the oversized attached garage is insulated and drywalled. The northwest-facing yard offers a maintenance-free deck with serene views. Low condo fees add incredible value, covering water and sewage. Visitor parking is conveniently located adjacent to the unit. Enjoy nearby River Valley trails, Hermitage Park, stocked ponds, skating, sports fields, schools, shopping, transit, and quick access to Yellowhead and Anthony Henday. A must-see combination of comfort and affordability!

Built in 2004

## Essential Information

MLS® #	E4449179
Price	\$269,000
Bedrooms	2



11-451 Hyndman Cres NW, Edmonton, AB

Main Floor Exterior Area 53.62 m<sup>2</sup>  
Interior Area 46.15 m<sup>2</sup>  
Excluded Area 21.53 m<sup>2</sup>



0 2 4 m

PREPARED: 20250603

\*While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11 451 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J3

### Amenities

Amenities	Air Conditioner, Deck, Parking-Visitor
Parking Spaces	2
Parking	Insulated, Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 23rd, 2025
Days on Market	29
Zoning	Zone 35
Condo Fee	\$389

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 21st, 2025 at 6:02am MDT