\$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!



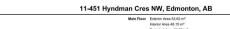
Essential Information

MLS® # E4449179 Price \$269,000

Bedrooms 2











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

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