

## \$298,900 - 451 Hyndman Crescent, Edmonton

MLS® #E4439827

**\$298,900**

3 Bedroom, 1.50 Bathroom, 1,252 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Perfect home for first-time buyers or as an investment property! This well-maintained 3-bedroom, 1.5-bath townhouse offers stunning views of the River Valley and North Saskatchewan River, ideally located just off Victoria Trail and within walking distance to scenic trails. Open-concept main level features a spacious living room that leads to a deck overlooking green space. The kitchen boasts new quartz countertops, a large window, and updated appliances (less than a year old), plus a pantry and half bath nearby. Condo fee covers water, sewer and garbage. Upstairs, the massive primary bedroom includes a walk-in closet, with two additional bedrooms and a 4-piece bath. A linen closet adds extra storage. The finished basement offers a cozy carpeted family room, plus mechanicals and washer/dryer. Additional features include an attached single-car garage, many recent updates, and a fantastic location with easy access to major routes.

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4439827  |
| Price     | \$298,900 |
| Bedrooms  | 3         |
| Bathrooms | 1.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,252             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

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

### Amenities

|           |  |
|-----------|--|
| Amenities | On Street Parking, Deck, Parking-Visitor |
| Parking   | Single Garage Attached                   |

### Interior

|              |   |
|--------------|---|
| Appliances   | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas   |
| Stories      | 3   |
| Has Basement | Yes   |
| Basement     | Full, Finished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles   |
| Construction      | Wood, Vinyl  |
| Foundation        | Concrete Perimeter   |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 15             |
| Zoning         | Zone 35        |
| Condo Fee      | \$390          |

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Listing information last updated on June 16th, 2025 at 2:02am MDT