

\$272,000 - 34 451 Hyndman Crescent, Edmonton

MLS® #E4422183

\$272,000

2 Bedroom, 2.50 Bathroom, 1,232 sqft
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This gorgeous 2-bed, 2.5-bath end-unit townhome is just minutes from Hermitage Park and the river valley. The main floor features hardwood, a maple kitchen with a pantry, upgraded appliances, and a cozy gas fireplace. Extra windows fill the space with natural light, and the sliding glass doors lead to a west-facing deck, perfect for sunset views! Upstairs, enjoy NEW FLOORING with a spacious primary suite with a walk-in closet and 3-piece ensuite, plus a large second bedroom and full bath. The insulated, drywalled garage includes a workbench, shelving, and bike racks. The basement is ready for your vision, with space for a rec room, laundry, and storage. Don't miss this incredible location and home!

Built in 2005

Essential Information

MLS® #	E4422183
Price	\$272,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,232
Acres	0.00



Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	34 451 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J3

Amenities

Amenities	Deck, Parking-Extra, Parking-Visitor
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Corner, Mantel, Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Corner Lot, Landscaped, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	February 19th, 2025
Days on Market	23
Zoning	Zone 35
Condo Fee	\$389

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