

\$265,000 - 23 451 Hyndman Crescent, Edmonton

MLS® #E4430424

\$265,000

2 Bedroom, 2.50 Bathroom, 1,239 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

END UNIT TOWNHOUSE BACKING A GREEN SPACE! Welcome to Canon ridge! A family friendly community that has walking trails, playgrounds & dog parks! Upon entering the home, you're sure to love the open concept floor plan. The large windows along the back & side of the home flood the space w/ natural light. The kitchen has refinished kitchen cabinetry, new countertops, new backsplash, some newer appliances, & loads of counter space for cooking. The kitchen opens up to the living room w/ a corner gas fireplace, & a stunning view overlooking a green space w/ NO DIRECT NEIGHBOURS BEHIND! Upstairs has 2 bedrooms, each w/ their own walk-in closet. The primary room has a 3pc ensuite. The basement is unfinished & awaiting your personal touch. Other features include an oversized single garage w/ extra room for storage, newer washer/dryer, central vac, some new light fixtures, a remodelled 2pc bathroom on the main floor, & a private deck on the back. This complex is PET FRIENDLY! For more details please visit the REALTO

Built in 2005

Essential Information

MLS® # E4430424

Price \$265,000



| | |
|----------------|-------------------|
| Bedrooms | 2 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,239 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Condo / Townhouse |
| Sub-Type | Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 23 451 Hyndman Crescent |
| Area | Edmonton |
| Subdivision | Canon Ridge |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5A 5J3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Deck |
| 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 |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|----------|-------------|
| Exterior | Wood, Vinyl |
|----------|-------------|

| | |
|-------------------|--------------------------------------------------------------------------------------------------------------|
| Exterior Features | Golf Nearby, Landscaped, Not Fenced, Park/Reserve, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof | Asphalt Shingles |
| Construction | Wood, Vinyl |
| Foundation | Concrete Perimeter |

School Information

| | |
|------------|-------------------------|
| Elementary | Overlanders/St. Maria |
| Middle | John D./St. Elizabeth |
| High | Eastglen/Austin O'Brien |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 11th, 2025 |
| Days on Market | 8 |
| Zoning | Zone 35 |
| Condo Fee | \$389 |

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Listing information last updated on April 19th, 2025 at 4:32pm MDT