# \$282,000 - 11 451 Hyndman Crescent, Edmonton

MLS® #E4440251

#### \$282,000

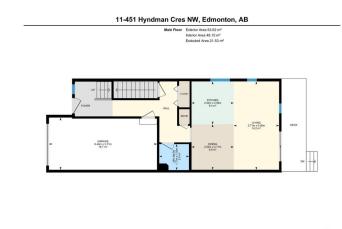
2 Bedroom, 2.50 Bathroom, 1,255 sqft Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

**IMMACULATE & UPGRADED 2-STOREY** END UNIT TOWNHOUSE BACKING GREEN SPACE! ATTACHED GARAGE! 2 MASTER **BEDROOMS! 2.5 BATHS! This lovely home** boasts loads of natural light and many upgrades including high-end water-resistant laminate flooring throughout the main floor, newer baseboards & casings, newer paint in modern tones, newer blinds, smart switches, closet organizers and some newer appliances. The two master bedrooms are absolutely huge and one offers a 3-pce ensuite. The basement is partially finished providing additional living space and your oversized single garage is insulated and drywalled. Your northwest facing vard offers a maintenance free deck and looks onto a large greenspace. This unit is located adjacent a visitor parking area so there is plenty of parking for your guests. Fantastic location just steps from the River Valley Trail system, Hermitage dog park, fish stocked ponds, outdoor skating, sports complexes, schools, transportation, shopping, etc. Quick access to Yellowhead & Anthony Henday.







Built in 2004

#### **Essential Information**

MLS® #	E4440251
Price	\$282,000

•

Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.00
Year Built	2004
Туре	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	June 4th, 2025
Days on Market	12
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 June 16th, 2025 at 11:47am MDT