

## \$270,000 - 27 451 Hyndman Crescent, Edmonton

MLS® #E4433995

**\$270,000**

3 Bedroom, 1.50 Bathroom, 1,263 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this lovely townhome in north east Edmonton, just steps away to river valley trails! This well maintained home by original home owners, is ready for its next home owners to love. There is plenty of space in the open concept living-dining-kitchen area for entertaining, along with 3 spacious bedrooms upstairs for the growing family! The basement awaits finishing touches for a recreation space. But wait there's more! This townhome offers a single attached garage with visitor parking right across the street. Don't want to remove snow in the winter? No problem, you don't need to because the condo takes care of snow removal, even on the driveways! This home is close to a system of bicycle and pedestrian pathways that run along the river valley. It's situated close to all amenities and easy access to the highway making this the perfect starter home!

Built in 2005

### Essential Information

MLS® #	E4433995
Price	\$270,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,263
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	27 451 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J3

### **Amenities**

Amenities	No Animal Home, No Smoking Home, Parking-Visitor
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Swimming Pool, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Overlanders School
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Middle	John D. Bracco School
High	Eastglen School

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	46
Zoning	Zone 35
Condo Fee	\$389

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Listing information last updated on June 17th, 2025 at 12:47am MDT