

## \$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 | 20               |
| Zoning         | Zone 35          |
| Condo Fee      | \$389            |

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Listing information last updated on May 1st, 2025 at 3:32pm MDT