

Courtesy Of Steve P Kehoe Of 2% Realty Pro

## \$269,900 - 1391 Hermitage Road, Edmonton

MLS® #E4453647

**\$269,900**

2 Bedroom, 2.50 Bathroom, 1,445 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This stylish multi-level townhome offers a floor plan you won't find just anywhere! Perfectly situated across from Canon Ridge Park, it combines distinctive design with modern updates in a beautiful green-space setting. Step inside to be welcomed by soaring two-storey ceilings and elegant slate flooring that flows into a spacious living room. A few steps up, the updated kitchen features sleek stainless steel appliances, granite countertops and a convenient breakfast bar. The adjacent dining area is bright and inviting with a large window offering peaceful views of the park. Continue upward to find two generously sized bedrooms including a primary suite with a walk-in closet and a 4-piece ensuite complete with granite countertops. A second full bathroom is also located on this level. Additional features include central A/C, a newer furnace/hot water tank, and a single attached heated garage for year-round comfort. Enjoy quick access to the Yellowhead, scenic river valley trails and shopping along 137 Ave.

Built in 2007

### Essential Information

MLS® # E4453647

Price \$269,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,445             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1391 Hermitage Road |
| Area        | Edmonton            |
| Subdivision | Canon Ridge         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 4S1             |

### Amenities

|           |                                                  |
|-----------|--------------------------------------------------|
| Amenities | Air Conditioner, No Animal Home, No Smoking Home |
| Parking   | Heated, Single Garage Attached                   |

### Interior

|                   |                                                                                                                                                                                 |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                       |
| Stories           | 3                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                             |
| Basement          | None, No Basement                                                                                                                                                               |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior          | Wood, Vinyl                                               |
| Exterior Features | Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                          |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 19th, 2025 |
| Zoning      | Zone 35           |
| Condo Fee   | \$313             |

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 August 19th, 2025 at 4:47pm MDT