

## \$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 |
|------------|--------------------|

|        |                       |
|--------|-----------------------|
| Middle | John D. Bracco School |
| High   | Eastglen School       |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 2nd, 2025 |
| Days on Market | 79            |
| Zoning         | Zone 35       |
| Condo Fee      | \$389         |

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Listing information last updated on July 20th, 2025 at 2:17pm MDT