

## \$309,000 - 3 451 Hyndman Crescent, Edmonton

MLS® #E4418520

**\$309,000**

3 Bedroom, 1.50 Bathroom, 1,252 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Perfect home for first-time buyers or as an investment property! This well-maintained 3-bedroom, 1.5-bath townhouse offers stunning views of the River Valley and North Saskatchewan River, ideally located just off Victoria Trail and within walking distance to scenic trails. The open-concept main level features a spacious living room that leads to a deck overlooking green space. The kitchen boasts new quartz countertops, a large window, and updated appliances (less than a year old), plus a pantry and half bath nearby. Upstairs, the massive primary bedroom includes a walk-in closet, with two additional bedrooms and a 4-piece bath. A linen closet adds extra storage. The finished basement offers a cozy carpeted family room, plus mechanicals and washer/dryer. Additional features include an attached single-car garage, many recent updates, and a fantastic location with easy access to major routes.

Built in 2004

### Essential Information

MLS® #	E4418520
Price	\$309,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,252
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	3 451 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J3

### **Amenities**

Amenities	On Street Parking, Deck, Parking-Visitor
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, No Back Lane, Playground Nearby, Public Transportation, River Valley View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed January 18th, 2025

Days on Market 83

Zoning Zone 35

Condo Fee \$390

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