

## \$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
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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	5
Zoning	Zone 35
Condo Fee	\$389

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