

\$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 77

Zoning Zone 35

Condo Fee \$390

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Listing information last updated on April 5th, 2025 at 9:02am MDT