

## \$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 | 90                 |
| Zoning         | Zone 35            |
| Condo Fee      | \$390              |

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Listing information last updated on April 18th, 2025 at 9:47am MDT