

\$240,000 - 39 450 Hyndman Crescent, Edmonton

MLS® #E4458290

\$240,000

3 Bedroom, 1.50 Bathroom, 1,204 sqft
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Affordable, low maintenance lifestyle in Hermitage View. Visit the REALTOR®'s website for more details. This half-duplex is family sized with 3 bedrooms upstairs & over 1,200 sq. ft. of living space. This property feels fresh as it was owner-occupied so it's had care throughout & fresh paint. The bright, open-concept main floor features upgraded flooring with enough space for the living room & a kitchen with ample counter space, a walk-in pantry & access to the concrete patio for outdoor entertainment. With only one attached neighbour, Central A/C, low condo fees, & single attached garage this property hits the marks of affordable value. There's even the opportunity to develop the basement for more liveable space to grow into. Everyone loves the paths leading into Hermitage Park & off-leash area as Canon Ridge is walking distance from the Edmonton River Valley & access to transit is easy. If you're looking for low maintenance but not low square footage this home might be your home.

Built in 2006

Essential Information

MLS® #	E4458290
Price	\$240,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,204
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	39 450 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E2

Amenities

Amenities	Air Conditioner, Exterior Walls- 2"x6", Vinyl Windows
Parking Spaces	2
Parking	Front Drive Access, Single Garage Attached

Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Picnic Area, Playground Nearby, Public Swimming Pool, Public

Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

School Information

Elementary	Overlanders School
Middle	John D. Bracco School
High	Eastglen School

Additional Information

Date Listed	September 18th, 2025
Days on Market	3
Zoning	Zone 35
Condo Fee	\$313

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