

## \$269,000 - 45 451 Hyndman Crescent, Edmonton

MLS® #E4457163

**\$269,000**

3 Bedroom, 1.50 Bathroom, 1,243 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

New features and updates in this flawless home include, new carpet, all new light fixtures and ceiling fans, new counter tops, new kitchen faucet, new high pressure mineral shower head, new floor registers, new GE washer & dryer and all new interior knobs on all doors and kitchen cupboards and drawers alike. Surrounded by amazing views, walking trails and the river valley. This unit is a must see.

Built in 2004

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4457163          |
| Price          | \$269,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,243             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information



|             |                         |
|-------------|-------------------------|
| Address     | 45 451 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 5J3                 |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Vinyl Windows, See Remarks |
| Parking   | Single Garage Attached                                                                               |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                              |
| Exterior Features | Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                         |
| Construction      | Wood, Vinyl                                                                                                                                                              |
| Foundation        | Concrete Perimeter                                                                                                                                                       |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 7                    |
| Zoning         | Zone 35              |
| Condo Fee      | \$389                |

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Listing information last updated on September 18th, 2025 at 1:32am MDT