\$298,900 - 3 451 Hyndman Crescent, Edmonton

MLS® #E4439827

\$298,900

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. 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. Condo fee covers water, sewer and garbage. 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

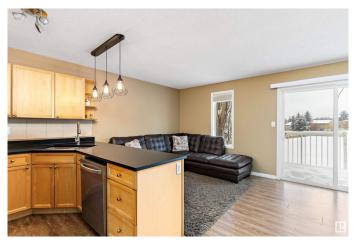
MLS® # E4439827 Price \$298,900

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 June 1st, 2025

Days on Market 16

Zoning Zone 35

Condo Fee \$390

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