

# \$239,700 - 26 451 Hyndman Crescent, Edmonton

MLS® #E4464089

## \$239,700

2 Bedroom, 2.50 Bathroom, 1,265 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

LOCATION LOCATION on this family-friendly quiet community in CANON RIDGE Half a block to the River Valley and bike trails. It offers an open-concept layout with a spacious living room, dining area, and kitchen complete with all the essential appliances a BREAKFAST BAR and a two piece powder room. A total of 3 bathrooms! Upstairs features a large primary bedroom with a walk-in closet and ENSUITE bathroom, plus another bedroom and full bath. The basement offers a generous RECREATION ROOM for added living space. Enjoy the convenience of an ATTACHED single garage and summer days on your private deck overlooking a green space. Close to schools, shopping, restaurants, walking trails, transit, and major routes like YELLOWHEAD and ANTHONY HENDAY.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4464089  |
| Price          | \$239,700 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,265     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2005              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 26 451 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 5J3                 |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Deck, Parking-Visitor  |
| Parking   | Single Garage Attached |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### Exterior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                       |
| Exterior Features | Flat Site, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                  |
| Construction      | Wood, Vinyl                                                                                                                                                       |
| Foundation        | Concrete Perimeter                                                                                                                                                |

### School Information

|            |             |
|------------|-------------|
| Elementary | Overlanders |
|------------|-------------|

Middle

St Elizabeth Seton

Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 30th, 2025 |
| Days on Market | 4                  |
| Zoning         | Zone 35            |
| Condo Fee      | \$389              |

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Listing information last updated on November 3rd, 2025 at 9:02am MST