

## \$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

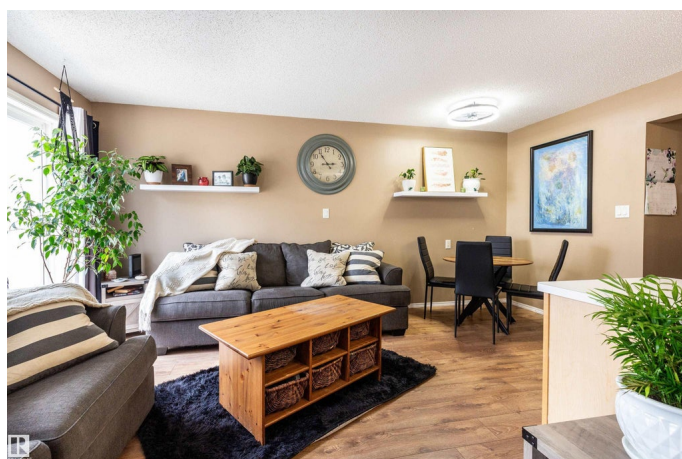
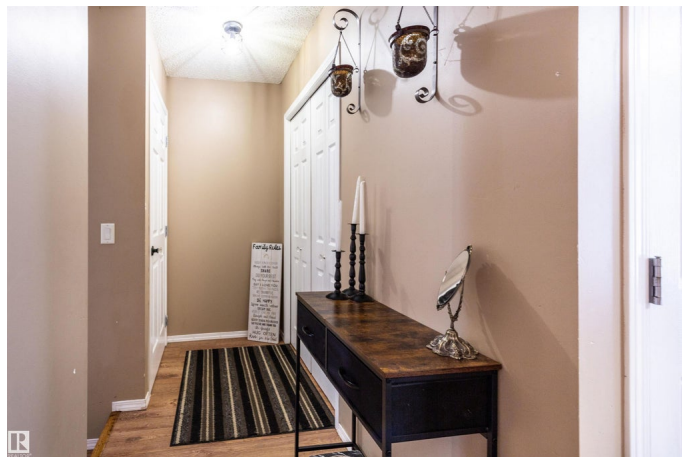
New features and updates in this flawless home include, new carpet, all new light fixtures and ceiling fans, new counter tops, new kitchen faucet, new high pressure mineral shower head, new floor registers, new GE washer & dryer and all new interior knobs on all doors and kitchen cupboards and drawers 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	1
Zoning	Zone 35
Condo Fee	\$389

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Listing information last updated on September 12th, 2025 at 4:02am MDT