

## \$244,800 - 9 450 Hyndman Crescent, Edmonton

MLS® #E4451391

**\$244,800**

3 Bedroom, 1.50 Bathroom, 1,167 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Updated Townhome that backs directly onto Hermitage Park with three bedrooms, 1.5 baths and an attached garage. This home has an open main floor plan with the living, dining & kitchen offering full views of the forest behind. The kitchen features newer stainless steel appliances, new cabinet doors & has a corner pantry providing ample storage. There is a work station & reading area at the front of the home along with garage access & a modern 2-piece bath. The dining area opens onto the patio at the back which is directly facing the park. The upper level has 3 bedrooms & a full 4-piece bath. The entire home has updated flooring with luxury vinyl plank throughout the main floor & newer carpet on the upper level & is also freshly painted throughout as well. There is a single attached garage with direct access & parking for one vehicle on the driveway. The full basement awaiting your personal finishing desires. Central A/C for relief on those hot days & an updated furnace for those cold days! Pet friendly.

Built in 2006

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4451391  |
| Price  | \$244,800 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,167             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 9 450 Hyndman Crescent |
| Area        | Edmonton               |
| Subdivision | Canon Ridge            |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5A 0E2                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | No Smoking Home        |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                                                                               |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Vinyl                                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, River View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                              |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Metal, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                          |
|------------|--------------------------|
| Elementary | Overlander, M.Goretti    |
| Middle     | John D. Bracco, E. Seton |
| High       | Eastglen, AustinO'Brien  |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 18               |
| Zoning         | Zone 35          |
| Condo Fee      | \$313            |

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Listing information last updated on August 24th, 2025 at 3:17am MDT