Courtesy Of Shivon Afonso Of MaxWell Progressive

$257,900 - 46 451 Hyndman Crescent, Edmonton

MLS® #E4452833

$257,900
2 Bedroom, 2.50 Bathroom, 1,254 sqft
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to Canon Ridge! This 2-bedroom END UNIT townhouse boasts new vinyl plank flooring throughout, yes, even upstairs! Enjoy a bright, open kitchen with maple cabinets, breakfast bar, and separate dining area. Sliding doors lead to your sundeck and picturesque backyard. Main floor features a 2-piece bathroom. Upstairs, find two large bedrooms, one with a private ensuite, plus a second full bathroom. The partially finished basement includes laundry and extra storage. An attached single garage and a well-maintained property complete the package. Close to schools, playgrounds, shopping, and public transportation. Water/Sewer and garbage included in condo fee!

Built in 2004

Essential Information

MLS® #	E4452833
Price	$257,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.00

Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	46 451 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J3

Amenities

Amenities	Deck, Parking-Visitor, See Remarks
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	Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 14th, 2025
Days on Market	62
Zoning	Zone 35
Condo Fee	$389

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