# \$283,700 - 3 451 Hyndman Crescent, Edmonton

MLS® #E4439827

## \$283,700

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**

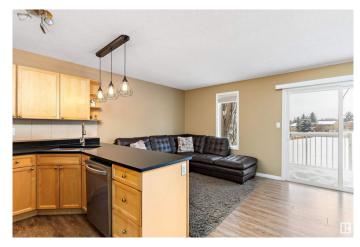
MLS® # E4439827 Price \$283,700

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 45

Zoning Zone 35

Condo Fee \$390

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Listing information last updated on July 16th, 2025 at 5:17am MDT