

# \$269,000 - 11 451 Hyndman Crescent, Edmonton

MLS® #E4449179

**\$269,000**

2 Bedroom, 2.50 Bathroom, 1,255 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Immaculate and upgraded end-unit townhouse in Canon Ridge backing onto greenspace! This 2-storey home features an open layout with abundant natural light, high-end water-resistant laminate on the main floor, updated baseboards and casings, modern paint tones, newer blinds, smart switches, closet organizers, and newer appliances. Two oversized primary bedrooms offer excellent space, with one including a 3-pce ensuite. The partially finished basement provides additional living area, and the oversized attached garage is insulated and drywalled. The northwest-facing yard offers a maintenance-free deck with serene views. Low condo fees add incredible value, covering water and sewage. Visitor parking is conveniently located adjacent to the unit. Enjoy nearby River Valley trails, Hermitage Park, stocked ponds, skating, sports fields, schools, shopping, transit, and quick access to Yellowhead and Anthony Henday. A must-see combination of comfort and affordability!

Built in 2004

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4449179  |
| Price    | \$269,000 |
| Bedrooms | 2         |



11-451 Hyndman Cres NW, Edmonton, AB

Main Floor Exterior Area 53.62 m<sup>2</sup>  
Interior Area 46.16 m<sup>2</sup>  
Excluded Area 21.53 m<sup>2</sup>



0 2 4 m

PREPARED: 20250603

\*While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,255             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11 451 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 5J3                 |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Air Conditioner, Deck, Parking-Visitor        |
| Parking Spaces | 2                                             |
| Parking        | Insulated, Over Sized, Single Garage Attached |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                 |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                        |
| Stories           | 2                                                                                                                |
| Has Basement      | Yes                                                                                                              |
| Basement          | Full, Partially Finished                                                                                         |

### Exterior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                          |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                     |

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

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 23rd, 2025 |
| Days on Market | 32              |
| Zoning         | Zone 35         |
| Condo Fee      | \$389           |

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Listing information last updated on August 24th, 2025 at 10:47am MDT