

## \$250,000 - 5 1404 Hermitage Road, Edmonton

MLS® #E4464040

**\$250,000**

3 Bedroom, 2.50 Bathroom, 1,123 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Relax and enjoy the ambiance of this beautifully maintained 3 bed and 3 bath, fully finished home offering seasonal views and convenient access to the River Valley Hermitage™ featuring picnic areas, boating, fishing, walking and cycling trails, an off-leash dog park, and cross-country skiing. The main floor features dark laminate flooring throughout the open living and dining areas, with patio doors leading to a rear deck overlooking green space and a playground, and a half bathroom. The spacious kitchen has lots of cupboard space and newer appliance. Upstairs, you™ll find three spacious bedrooms and a full bathroom. The fully finished basement includes a third bathroom, two living spaces (one which could easily serve as a fourth bedroom) and plenty of storage. Additional features include two assigned parking stalls directly in front of the unit, ample visitor parking, and a well-maintained complex in a desirable location close to nature and amenities. This property is perfect for families or investors!

Built in 2009

### Essential Information

MLS® # E4464040

Price \$250,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,123             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 5 1404 Hermitage Road |
| Area        | Edmonton              |
| Subdivision | Canon Ridge           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 0P5               |

### Amenities

|           |                       |
|-----------|-----------------------|
| Amenities | Deck, Parking-Visitor |
| Parking   | 2 Outdoor Stalls      |

### Interior

|              |                                                                                                        |
|--------------|--------------------------------------------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                              |
| Stories      | 3                                                                                                      |
| Has Basement | Yes                                                                                                    |
| Basement     | Full, Finished                                                                                         |

### Exterior

|                   |                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                |
| Exterior Features | Backs Onto Park/Trees, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation |
| Roof              | Asphalt Shingles                                                                           |
| Construction      | Wood, Vinyl                                                                                |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      October 30th, 2025  
Days on Market                4  
Zoning                              Zone 35  
Condo Fee                        \$277

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