

# \$284,000 - 11 451 Hyndman Crescent, Edmonton

MLS® #E4440251

**\$284,000**

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

Canon Ridge, Edmonton, AB

IMMACULATE & UPGRADED 2-STOREY END UNIT TOWNHOUSE BACKING GREEN SPACE! ATTACHED GARAGE! 2 MASTER BEDROOMS! 2.5 BATHS! This lovely home boasts loads of natural light and many upgrades including high-end water-resistant laminate flooring throughout the main floor, newer baseboards & casings, newer paint in modern tones, newer blinds, smart switches, closet organizers and some newer appliances. The two master bedrooms are absolutely huge and one offers a 3-pce ensuite. The basement is partially finished providing additional living space and your oversized single garage is insulated and drywalled. Your northwest facing yard offers a maintenance free deck and looks onto a large greenspace. This unit is located adjacent a visitor parking area so there is plenty of parking for your guests. Fantastic location just steps from the River Valley Trail system, Hermitage dog park, fish stocked ponds, outdoor skating, sports complexes, schools, transportation, shopping, etc. Quick access to Yellowhead & Anthony Henday.

Built in 2004

## Essential Information

MLS® # E4440251  
Price \$284,000



11-451 Hyndman Cres NW, Edmonton, AB

Main Floor Exterior Area 53.82 m<sup>2</sup>  
Interior Area 46.15 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.

Bedrooms	2
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	June 4th, 2025
Days on Market	4
Zoning	Zone 35
Condo Fee	\$389

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Listing information last updated on June 8th, 2025 at 1:17am MDT