

## \$245,000 - 130 Hyndman Crescent, Edmonton

MLS® #E4434946

### \$245,000

3 Bedroom, 1.50 Bathroom, 1,200 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Well maintained, clean & bright describe this 3 bedroom 1.5 bath end unit townhouse with attached single garage situated in Canon Ridge's Hermitage Hills. The main floor is spacious with a nice living room area, functional kitchen with ample counter and cabinet space & half bath. Upstairs you will find 3 bedrooms and a full bath. The lower level is the entry way from the garage and is where you will find the laundry area. This property has no carpet making it easy to clean and backs onto trees with a nice patio. Ready for immediate possession, close to all types of amenities, schools, parks and public transport & easy Yellowhead Trail access. Great Value!

Built in 2007

### Essential Information

MLS® #	E4434946
Price	\$245,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,200
Acres	0.00
Year Built	2007
Type	Condo / Townhouse



Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	130 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E8

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### Additional Information

Date Listed	May 7th, 2025
Days on Market	39
Zoning	Zone 35
Condo Fee	\$351

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