

## \$275,000 - 56 451 Hyndman Crescent, Edmonton

MLS® #E4453066

**\$275,000**

3 Bedroom, 1.50 Bathroom, 1,167 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Nestled up on the hill with view of the Ravine and minutes from the river trails and a playground. This updated 3 bedroom 1 and a half bathroom townhouse is ready for you to call home. Conveniently Located in Cannon Ridge and only a few minutes off the Yellowhead Trail and Victoria Trail. Features such as its own attached garage with front driveway, cozy rear patio and a common green space. Inside the kitchen comes with upgraded appliances and a large pantry. Upstairs you will find the three spacious bedrooms and the full bathroom. The basement is unfinished, the bathroom is roughed in and it makes a great play area. A great opportunity to invest in a property that ticks all the boxes, investors can be assured that they will attract quality tenants with this upgraded renovated home. Close to schools, playgrounds, shopping, and public transportation.

Built in 2004

### Essential Information

MLS® #	E4453066
Price	\$275,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,167
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	56 451 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J3

### Amenities

Amenities	No Animal Home, No Smoking Home
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Hillside, Landscaped, No Back Lane, Playground Nearby, River Valley View
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed August 15th, 2025

Zoning Zone 35

Condo Fee \$390

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