

# \$255,000 - 46 451 Hyndman Crescent, Edmonton

MLS® #E4452833

## \$255,000

2 Bedroom, 2.50 Bathroom, 1,254 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to Canon Ridge! This 2-bedroom END UNIT townhouse boasts new vinyl plank flooring throughout, yes, even upstairs! Enjoy a bright, open kitchen with maple cabinets, breakfast bar, and separate dining area. Sliding doors lead to your sundeck and picturesque backyard. Main floor features a 2-piece bathroom. Upstairs, find two large bedrooms, one with a private ensuite, plus a second full bathroom. The partially finished basement includes laundry and extra storage. An attached single garage and a well-maintained property complete the package. Close to schools, playgrounds, shopping, and public transportation. Water/Sewer and garbage included in condo fee!

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4452833  |
| Price          | \$255,000 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,254     |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2004              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 46 451 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 5J3                 |

### Amenities

|           |                                    |
|-----------|------------------------------------|
| Amenities | Deck, Parking-Visitor, See Remarks |
| Parking   | Single Garage Attached             |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior          | Wood, Vinyl                                         |
| Exterior Features | Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                    |
| Construction      | Wood, Vinyl                                         |
| Foundation        | Concrete Perimeter                                  |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 81                |
| Zoning         | Zone 35           |
| Condo Fee      | \$389             |

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Listing information last updated on November 3rd, 2025 at 2:47am MST