

## \$269,000 - 45 451 Hyndman Crescent, Edmonton

MLS® #E4457163

**\$269,000**

3 Bedroom, 1.50 Bathroom, 1,243 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this beautifully updated 3-bedroom, 1.5-bath townhouse-style condo offering a perfect blend of comfort, convenience, and modern style. Nestled in a serene community surrounded by walking trails and nature views, this home is ideal for anyone looking to enjoy peaceful living with easy access to everyday essentials. Brand new kitchen countertop, high-pressure kitchen faucet, and GE Energy Star refrigerator & washer/dryer. Freshly installed carpet on stairs and upper level for a cozy feel. Stylish new mineral high-pressure shower head in the main bath. Upgraded hallway lighting on both levels and in the walk-in closet. All bedrooms and the dining area feature new LED lights with dimmer & 6-speed ceiling fans. New curtain rods, tub curtain rod, and custom shelving in bathrooms, stairway, and living area. Elegant crystal doorknobs on interior doors, with modern hardware on all cupboards and closets. All light switches updated on main and top floors. Exterior door handles replaced for added security.

Built in 2004

### Essential Information

MLS® #	E4457163
Price	\$269,000



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,243
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	45 451 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J3

### Amenities

Amenities	Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Vinyl Windows, See Remarks
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	September 11th, 2025
Days on Market	8
Zoning	Zone 35
Condo Fee	\$389

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Listing information last updated on September 19th, 2025 at 7:02pm MDT