# \$245,000 - 21 130 Hyndman Crescent, Edmonton

MLS® #E4434946

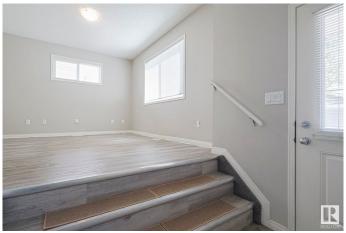
## \$245,000

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 21 130 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 42

Zoning Zone 35

Condo Fee \$351

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on June 18th, 2025 at 1:17pm MDT