

Courtesy Of Douglas B Purdy Of RE/MAX River City

# \$245,000 - 24 130 Hyndman Crescent, Edmonton

MLS® #E4437290

**\$245,000**

3 Bedroom, 1.50 Bathroom, 1,210 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

~ 3 BEDROOM, 1.5 BATH TOWNHOUSE ~  
SINGLE ATTACHED GARAGE ~ END UNIT ~  
Check out this amazing townhouse on a quiet  
crescent in Canon Ridge close to the River  
Valley. Features include: BRAND NEW VINYL  
PLANK flooring throughout, very clean and  
well maintained home, large windows, large  
kitchen with tons of maple cabinets, loads of  
counter space, open to the spacious dining  
area, 3 good sized bedrooms upstairs plus a  
full bath, Fully Finished Basement with a  
laundry area and tons of extra storage space,  
SINGLE ATTACHED GARAGE, private patio  
area backing greenspace behind the unit, full  
driveway for an additional vehicle and lots of  
visitor parking, well maintained family friendly  
complex, quick access to Yellowhead Trail and  
a short commute to the CLARVIEW LRT. This  
is the perfect starter home or great for a long  
term investment.

Built in 2007

## Essential Information

MLS® #	E4437290
Price	\$245,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1



Square Footage	1,210
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	24 130 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E8

### **Amenities**

Amenities	Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Single Garage Attached

### **Interior**

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

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Low Maintenance Landscape, No Back Lane, Park/Reserve, Playground Nearby, Public Transportation, Schools
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 18th, 2025
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Days on Market	3
Zoning	Zone 35
Condo Fee	\$352

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Listing information last updated on May 20th, 2025 at 9:47pm MDT