

# \$282,000 - 11 451 Hyndman Crescent, Edmonton

MLS® #E4440251

**\$282,000**

2 Bedroom, 2.50 Bathroom, 1,255 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

IMMACULATE & UPGRADED 2-STOREY END UNIT TOWNHOUSE BACKING GREEN SPACE! ATTACHED GARAGE! 2 MASTER BEDROOMS! 2.5 BATHS! This lovely home boasts loads of natural light and many upgrades including high-end water-resistant laminate flooring throughout the main floor, newer baseboards & casings, newer paint in modern tones, newer blinds, smart switches, closet organizers and some newer appliances. The two master bedrooms are absolutely huge and one offers a 3-pce ensuite. The basement is partially finished providing additional living space and your oversized single garage is insulated and drywalled. Your northwest facing yard offers a maintenance free deck and looks onto a large greenspace. This unit is located adjacent a visitor parking area so there is plenty of parking for your guests. Fantastic location just steps from the River Valley Trail system, Hermitage dog park, fish stocked ponds, outdoor skating, sports complexes, schools, transportation, shopping, etc. Quick access to Yellowhead & Anthony Henday.

Built in 2004

## Essential Information

MLS® # E4440251  
Price \$282,000



11-451 Hyndman Cres NW, Edmonton, AB

Main Floor Exterior Area 53.82 m<sup>2</sup>  
Interior Area 46.15 m<sup>2</sup>  
Excluded Area 21.53 m<sup>2</sup>



0 2 4 m

PREPARED: 20250603

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

|                |                   |
|----------------|-------------------|
| Bedrooms       | 2                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,255             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11 451 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 5J3                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Deck, Parking-Visitor        |
| Parking Spaces | 2   |
| Parking        | Insulated, Over Sized, Single Garage Attached |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior          | Wood, Vinyl  |
| Exterior Features | Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 4th, 2025 |
| Days on Market | 13             |
| Zoning         | Zone 35        |
| Condo Fee      | \$389          |

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Listing information last updated on June 17th, 2025 at 7:17am MDT