

## \$250,000 - 23 130 Hyndman Crescent, Edmonton

MLS® #E4434892

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,204 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. The main floor boasts a spacious living room, a well-appointed kitchen with a convenient breakfast bar, a welcoming dining area, and a convenient 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms and a full bathroom, providing ample space for your family. 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® #     | E4434892  |
| Price      | \$250,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,204             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 23 130 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, 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 |
| Roof              | Asphalt Shingles      |
| Construction      | Wood, Vinyl           |
| Foundation        | Concrete Perimeter    |

### Additional Information

|             |               |
|-------------|---------------|
| Date Listed | May 7th, 2025 |
|-------------|---------------|

|                |         |
|----------------|---------|
| Days on Market | 30      |
| Zoning         | Zone 35 |
| Condo Fee      | \$351   |

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Listing information last updated on June 5th, 2025 at 10:17pm MDT