

\$279,000 - 11 451 Hyndman Crescent, Edmonton

MLS® #E4449179

\$279,000

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

Canon Ridge, Edmonton, AB

Beautiful end-unit townhouse for sale in Canon Ridge, Edmonton. Backing onto greenspace, this 2-storey home offers 2 spacious primary bedrooms, 2.5 baths, a partially finished basement, and an attached garage. Upgrades include water-resistant laminate, newer paint, appliances, smart switches, and blinds. Enjoy a northwest-facing maintenance-free deck and access to the River Valley trail system, Hermitage Park, schools, shopping, and major routes like the Yellowhead and Henday.

Built in 2004

Essential Information

| | |
|----------------|-------------------|
| MLS® # | E4449179 |
| Price | \$279,000 |
| 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 |



11-451 Hyndman Cres NW, Edmonton, AB

Main Floor Exterior Area 53.62 m²
Interior Area 46.15 m²
Excluded Area 21.53 m²



0 2 4 m

PREPARED: 20250603

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

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 | July 23rd, 2025 |
| Days on Market | 13 |
| Zoning | Zone 35 |
| Condo Fee | \$389 |

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Listing information last updated on August 5th, 2025 at 9:02am MDT