

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 |
|-------------|----------------|

|                |         |
|----------------|---------|
| Days on Market | 4       |
| Zoning         | Zone 35 |
| Condo Fee      | \$352   |

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Listing information last updated on May 22nd, 2025 at 7:47pm MDT