

Courtesy Of Aldo Esposito Of Century 21 Masters

## \$394,000 - 193 Hyndman Crescent, Edmonton

MLS® #E4449906

**\$394,000**

3 Bedroom, 2.00 Bathroom, 938 sqft

Single Family on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this Completely Renovated 3 bedroom home in Mint Condition! Your oversized 23' dream garage is heated, insulated, has plenty of room for all of your toys and has loads of storage in the rafters! Inside, extensive renovations and updates include Kitchen, Appliances, Bathrooms, Central Air Conditioning, Hot Water on Demand, Furnace, New Exterior Doors, Water Softener, Flooring, Paint, Refinished Deck and More! Upstairs, find your giant master with full ensuite, plus two additional bedrooms downstairs. You'll love all of the extra space including a family room, games area, and home theatre! Welcome to a great family neighbourhood, just steps to the river valley, shopping, transit and parks.

Built in 1989

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449906  |
| Price          | \$394,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 938       |
| Acres          | 0.00      |
| Year Built     | 1989      |



|          |                        |
|----------|------------------------|
| Type     | Single Family          |
| Sub-Type | Detached Single Family |
| Style    | 4 Level Split          |
| Status   | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 193 Hyndman Crescent |
| Area        | Edmonton             |
| Subdivision | Canon Ridge          |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5A 4X6              |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Air Conditioner, R.V. Storage, Workshop               |
| Parking Spaces | 4                                                     |
| Parking        | Double Garage Detached, Heated, Insulated, Over Sized |

### Interior

|                   |                                                                                                                                                                                    |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Freezer, Microwave Hood Fan, Stacked Washer/Dryer, Storage Shed, Stove-Electric, Window Coverings, Refrigerators-Two, Garage Heater |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                          |
| Stories           | 4                                                                                                                                                                                  |
| Has Basement      | Yes                                                                                                                                                                                |
| Basement          | Full, Finished                                                                                                                                                                     |

### Exterior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                           |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Level Land, Low Maintenance Landscape, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                       |
| Construction      | Wood, Stucco                                                                                                           |
| Foundation        | Concrete Perimeter                                                                                                     |

### School Information

|            |                            |
|------------|----------------------------|
| Elementary | Overlanders, Abbott        |
| Middle     | St. Elizabeth Seton,JD Bra |

High                      Austin O'Brien, Eastglen

**Additional Information**

Date Listed              July 26th, 2025  
Days on Market        13  
Zoning                    Zone 35

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