

## \$249,800 - 9 450 Hyndman Crescent, Edmonton

MLS® #E4451391

**\$249,800**

3 Bedroom, 1.50 Bathroom, 1,167 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Updated Townhome that backs directly onto Hermitage Park with three bedrooms, 1.5 baths and an attached garage. This home has an open main floor plan with the living, dining & kitchen offering full views of the forest behind. The kitchen features newer stainless steel appliances, new cabinet doors & has a corner pantry providing ample storage. There is a work station & reading area at the front of the home along with garage access & a modern 2-piece bath. The dining area opens onto the patio at the back which is directly facing the park. The upper level has 3 bedrooms & a full 4-piece bath. The entire home has updated flooring with luxury vinyl plank throughout the main floor & newer carpet on the upper level & is also freshly painted throughout as well. There is a single attached garage with direct access & parking for one vehicle on the driveway. The full basement awaiting your personal finishing desires. Central A/C for relief on those hot days & an updated furnace for those cold days! Pet friendly.

Built in 2006

### Essential Information

MLS® #	E4451391
Price	\$249,800



Bedrooms	3
Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,167
Acres	0.00
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	9 450 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E2

### Amenities

Amenities	No Smoking Home
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Metal, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Playground Nearby, Public Transportation, River View, Schools, Shopping Nearby
Roof	Asphalt Shingles

Construction	Wood, Metal, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	Overlander, M.Goretti
Middle	John D. Bracco, E. Seton
High	Eastglen, AustinO'Brien

### Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	Zone 35
Condo Fee	\$313

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