

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
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Days on Market     3  
Zoning                Zone 35  
Condo Fee            \$352

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