

## \$250,000 - 23 130 Hyndman Crescent, Edmonton

MLS® #E4434892

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,204 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. The main floor boasts a spacious living room, a well-appointed kitchen with a convenient breakfast bar, a welcoming dining area, and a convenient 2-piece bathroom. Upstairs, you'll find three generously sized bedrooms and a full bathroom, providing ample space for your family. 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® #	E4434892
Price	\$250,000
Bedrooms	3
Bathrooms	1.50
Full Baths	1



Half Baths	1
Square Footage	1,204
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	23 130 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E8

### **Amenities**

Amenities	Deck
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 7th, 2025
-------------	---------------

Days on Market	3
Zoning	Zone 35
Condo Fee	\$351

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on May 10th, 2025 at 10:17am MDT