

\$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
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Days on Market	40
Zoning	Zone 35
Condo Fee	\$351

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Listing information last updated on June 16th, 2025 at 8:47pm MDT