# \$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. Â 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.



#### **Essential Information**

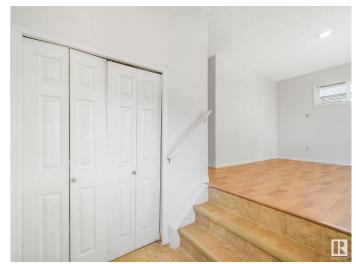
MLS® # E4434892 Price \$250,000

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 40

Zoning Zone 35

Condo Fee \$351

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Listing information last updated on June 16th, 2025 at 5:47pm MDT