

## \$240,000 - 39 450 Hyndman Crescent, Edmonton

MLS® #E4458290

**\$240,000**

3 Bedroom, 1.50 Bathroom, 1,204 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Affordable, low maintenance lifestyle in Hermitage View. Visit the REALTOR®'s website for more details. This half-duplex is family sized with 3 bedrooms upstairs & over 1,200 sq. ft. of living space. This property feels fresh as it was owner-occupied so it's had care throughout & fresh paint. The bright, open-concept main floor features upgraded flooring with enough space for the living room & a kitchen with ample counter space, a walk-in pantry & access to the concrete patio for outdoor entertainment. With only one attached neighbour, Central A/C, low condo fees, & single attached garage this property hits the marks of affordable value. There's even the opportunity to develop the basement for more liveable space to grow into. Everyone loves the paths leading into Hermitage Park & off-leash area as Canon Ridge is walking distance from the Edmonton River Valley & access to transit is easy. If you're looking for low maintenance but not low square footage this home might be your home.

Built in 2006

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | E4458290  |
| Price    | \$240,000 |
| Bedrooms | 3         |



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,204             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 39 450 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 0E2                 |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Air Conditioner, Exterior Walls- 2"x6", Vinyl Windows |
| Parking Spaces | 2                                                     |
| Parking        | Front Drive Access, Single Garage Attached            |

### Interior

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

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Vinyl                                           |
| Exterior Features | Picnic Area, Playground Nearby, Public Swimming Pool, Public |

Transportation, Schools, Shopping Nearby

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stone, Vinyl |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                       |
|------------|-----------------------|
| Elementary | Overlanders School    |
| Middle     | John D. Bracco School |
| High       | Eastglen School       |

**Additional Information**

|             |                      |
|-------------|----------------------|
| Date Listed | September 18th, 2025 |
| Zoning      | Zone 35              |
| Condo Fee   | \$313                |

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Listing information last updated on September 18th, 2025 at 12:17pm MDT