

# \$279,900 - 11 451 Hyndman Crescent, Edmonton

MLS® #E4440251

**\$279,900**

2 Bedroom, 2.50 Bathroom, 1,255 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Immaculate and upgraded end-unit townhouse in Canon Ridge backing onto greenspace! This 2-storey home features an open layout with abundant natural light, high-end water-resistant laminate on the main floor, updated baseboards and casings, modern paint tones, blinds, smart switches, and newer appliances. Two oversized primary bedrooms offer excellent space, with one including a 3-pce ensuite. The partially finished basement adds versatility, and the insulated, drywalled garage offers convenience. The northwest-facing yard includes a maintenance-free deck with tranquil views. Adjacent visitor parking adds ease for guests. Enjoy nearby River Valley trails, Hermitage Park, stocked ponds, skating, sports fields, schools, transit, shopping, and quick access to Yellowhead and Anthony Henday. A perfect blend of comfort and location!



11-451 Hyndman Cres NW, Edmonton, AB

Main Floor Exterior Area 53.82 m<sup>2</sup>  
Interior Area 46.16 m<sup>2</sup>  
Excluded Area 21.53 m<sup>2</sup>



0 2 4 m

PREPARED: 20250603

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Built in 2004

## Essential Information

MLS® #	E4440251
Price	\$279,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1

Square Footage	1,255
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	11 451 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J3

### Amenities

Amenities	Air Conditioner, Deck, Parking-Visitor
Parking Spaces	2
Parking	Insulated, Over Sized, Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	June 4th, 2025
Days on Market	33
Zoning	Zone 35
Condo Fee	\$389

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Listing information last updated on July 7th, 2025 at 7:02am MDT