

## \$250,000 - 16 451 Hyndman Crescent, Edmonton

MLS® #E4465902

**\$250,000**

3 Bedroom, 1.50 Bathroom, 1,128 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

PET FRIENDLY, UPGRADED END UNIT TOWNHOUSE BACKING ONTO A GREEN SPACE! Upon entry, youâ€™ll appreciate the open-concept design & the abundance of natural light streaming through the large side & rear windows. The kitchen offers generous cabinetry, a spacious peninsula ideal for casual dining, & stainless steel appliances. The living room features NEWER carpet & a gas fireplace. Perfect for winter nights ahead. Large glass doors fill the space w/ sunlight & provide access to the deck overlooking the serene green space. The main floor also includes a RENOVATED 2-pc bathroom (newer toilet, sink, faucet, countertop & hardware). Upstairs features newer carpet throughout. The primary bedroom is spacious & offers a walk-in closet. Two additional bedrooms & a FULLY RENOVATED 4-pc bathroom (newer toilet, countertop, sink, bathtub, tile surround & hardware) complete the upper level. Additional highlights include a single attached garage, visitor parking, fresh paint, updated light fixtures, newer washer/dryer, & MORE.

Built in 2004

### Essential Information

MLS® # E4465902

Price \$250,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,128             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 16 451 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 5J3                 |

### Amenities

|                |                                    |
|----------------|------------------------------------|
| Amenities      | Deck, Parking-Visitor, See Remarks |
| Parking Spaces | 2                                  |
| Parking        | Single Garage Attached             |

### Interior

|              |                                                                                                                               |
|--------------|-------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Alarm/Security System, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating      | Forced Air-1, Natural Gas                                                                                                     |
| Fireplace    | Yes                                                                                                                           |
| Fireplaces   | Corner, Mantel                                                                                                                |
| Stories      | 2                                                                                                                             |
| Has Basement | Yes                                                                                                                           |
| Basement     | Full, Unfinished                                                                                                              |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | No Back Lane, No Through Road, Playground Nearby, Public Swimming |

Pool, Public Transportation, Schools, See Remarks

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

### School Information

|            |                         |
|------------|-------------------------|
| Elementary | Overlanders/St. Maria   |
| Middle     | John D. B/St. Nicholas  |
| High       | Eastglen/Austin O'Brien |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 15th, 2025 |
| Days on Market | 1                   |
| Zoning         | Zone 35             |
| Condo Fee      | \$389               |

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Listing information last updated on November 16th, 2025 at 1:32am MST