

# \$262,900 - 46 451 Hyndman Crescent, Edmonton

MLS® #E4452833

## \$262,900

2 Bedroom, 2.50 Bathroom, 1,254 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to Canon Ridge! This 2-bedroom END UNIT townhouse boasts new vinyl plank flooring throughout, yes, even upstairs! Enjoy a bright, open kitchen with maple cabinets, breakfast bar, and separate dining area. Sliding doors lead to your sundeck and picturesque backyard. Main floor features a 2-piece bathroom. Upstairs, find two large bedrooms, one with a private ensuite, plus a second full bathroom. The partially finished basement includes laundry and extra storage. An attached single garage and a well-maintained property complete the package. Close to schools, playgrounds, shopping, and public transportation. Water/Sewer and garbage included in condo fee!

Built in 2004

## Essential Information

MLS® #	E4452833
Price	\$262,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,254
Acres	0.00



Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	46 451 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	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### Additional Information

Date Listed	August 14th, 2025
Days on Market	1
Zoning	Zone 35
Condo Fee	\$389

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