

## \$275,000 - 56 451 Hyndman Crescent, Edmonton

MLS® #E4453066

**\$275,000**

3 Bedroom, 1.50 Bathroom, 1,167 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Nestled up on the hill with view of the Ravine and minutes from the river trails and a playground. This updated 3 bedroom 1 and a half bathroom townhouse is ready for you to call home. Conveniently Located in Cannon Ridge and only a few minutes off the Yellowhead Trail and Victoria Trail. Features such as its own attached garage with front driveway, cozy rear patio and a common green space. Inside the kitchen comes with upgraded appliances and a large pantry. Upstairs you will find the three spacious bedrooms and the full bathroom. The basement is unfinished, the bathroom is roughed in and it makes a great play area. A great opportunity to invest in a property that ticks all the boxes, investors can be assured that they will attract quality tenants with this upgraded renovated home. Close to schools, playgrounds, shopping, and public transportation.

Built in 2004

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4453066  |
| Price      | \$275,000 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,167             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 56 451 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 5J3                 |

### Amenities

|           |                                 |
|-----------|---------------------------------|
| Amenities | No Animal Home, No Smoking Home |
| Parking   | Single Garage Attached          |

### Interior

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

### Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                              |
| Exterior Features | Hillside, Landscaped, No Back Lane, Playground Nearby, River Valley View |
| Roof              | Asphalt Shingles                                                         |
| Construction      | Wood, Vinyl                                                              |
| Foundation        | Concrete Perimeter                                                       |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 74                |
| Zoning         | Zone 35           |
| Condo Fee      | \$392             |

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Listing information last updated on October 28th, 2025 at 7:32am MDT