

## \$269,000 - 45 451 Hyndman Crescent, Edmonton

MLS® #E4457163

**\$269,000**

3 Bedroom, 1.50 Bathroom, 1,243 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to this beautifully updated 3-bedroom, 1.5-bath townhouse-style condo offering a perfect blend of comfort, convenience, and modern style. Nestled in a serene community surrounded by walking trails and nature views, this home is ideal for anyone looking to enjoy peaceful living with easy access to everyday essentials. Brand new kitchen countertop, high-pressure kitchen faucet, and GE Energy Star refrigerator & washer/dryer. Freshly installed carpet on stairs and upper level for a cozy feel. Stylish new mineral high-pressure shower head in the main bath. Upgraded hallway lighting on both levels and in the walk-in closet. All bedrooms and the dining area feature new LED lights with dimmer & 6-speed ceiling fans. New curtain rods, tub curtain rod, and custom shelving in bathrooms, stairway, and living area. Elegant crystal doorknobs on interior doors, with modern hardware on all cupboards and closets. All light switches updated on main and top floors. Exterior door handles replaced for added security.

Built in 2004

### Essential Information

|        |           |
|--------|-----------|
| MLS® # | E4457163  |
| Price  | \$269,000 |



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,243             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 45 451 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 5J3                 |

### Amenities

|           |                                                                                                      |
|-----------|------------------------------------------------------------------------------------------------------|
| Amenities | Deck, Detectors Smoke, No Smoking Home, Parking-Visitor, Secured Parking, Vinyl Windows, See Remarks |
| Parking   | Single Garage Attached                                                                               |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                                                                                                          |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                              |
| Exterior Features | Flat Site, Landscaped, Level Land, Low Maintenance Landscape, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                                         |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 25                   |
| Zoning         | Zone 35              |
| Condo Fee      | \$389                |

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Listing information last updated on October 6th, 2025 at 12:03pm MDT