

# \$275,000 - 21 450 Hyndman Crescent, Edmonton

MLS® #E4456048

**\$275,000**

3 Bedroom, 1.50 Bathroom, 1,169 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Tucked beside a serene wooded area with scenic views of the river valley, this 3-bedroom, 2-bathroom townhouse offers a peaceful retreat without sacrificing convenience. The two-storey layout provides functional separation of space, while stainless steel appliances bring modern appeal to the kitchen. Large windows invite natural light and provide a glimpse of the lush surroundings. Whether you're relaxing at home or stepping out to nearby trails, this home offers a rare connection to nature in the city. A solid option for those seeking privacy, practicality, and quiet beauty.

Built in 2006

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4456048          |
| Price          | \$275,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,169             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 21 450 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 0E2                 |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Air Conditioner, See Remarks |
| Parking   | Single Garage Attached       |

### Interior

|              |                                                                                                                                  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Dryer, 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 | Backs Onto Park/Trees, Golf Nearby, Playground Nearby, Public Transportation, River View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                   |
| Construction      | Wood, Vinyl                                                                                                        |
| Foundation        | Concrete Perimeter                                                                                                 |

### School Information

|            |                          |
|------------|--------------------------|
| Elementary | Overlanders School (K-6) |
| Middle     | J.D Bracco (7-9)         |
| High       | Eastglen School (10-12)  |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 6                   |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$313   |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on September 10th, 2025 at 8:47am MDT