

Courtesy Of Reinee Bouclin Of Maxwell Devonshire

\$244,900 - 24, 450 Hyndman Crescent, Edmonton

MLS® #E4151087

\$244,900

3 Bedroom, 2.00 Bathroom, 1,156 sqft

Condo / Townhouse on 0 Acres

Canon Ridge, Edmonton, AB

Best LOCATION at an AMAZING price point! This charming townhome is just steps away from Hermitage Park & backing the North Saskatchewan River! Step into your large entry way featuring a built-in storage bench & office desk area. Flow into your attached kitchen & living area that features a corner pantry & plenty of cupboard space! The south facing deck gets plenty of natural light, over looks a park area & has a natural gas outlet...but don't worry about getting too hot as this home is fully equipped with central AC! A 2 piece powder room completes this level. Upstairs you will find 3 bedrooms-the master complete with built in shelving and is completed by a 4 piece bath. The basement is unspoiled w/a rough in for a bathroom & open to your imagination. This condo is meticulously maintained & has recently had all the roofing & decks re-done. Single attached garage & again this LOCATION! Just steps to parks, walking trails, dog park, shopping and public transit! Don't miss this deal!

Built in 2006

Essential Information

MLS® #	E4151087
Price	\$244,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1



Half Baths	1
Square Footage	1,156
Acres	0.09
Year Built	2006
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	ACTIVE

Community Information

Address	24, 450 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E2

Amenities

Features	Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Porch, Hot Water Natural Gas, No Animal Home, No Smoking Home
Parking	Single Garage Attached
# of Garages	1

Interior

Interior	Carpet, Laminate Flooring, Linoleum
Interior Features	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1
Has Basement	Yes
Basement	Full, Unfinished
# of Stories	2

Exterior

Exterior	Vinyl
Exterior Features	Golf Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill, See Remarks
Roof	Asphalt Shingles

Construction Wood Frame

Foundation Concrete

Additional Information

Condo Fee \$267

Listing information last updated on June 20th, 2019 at 9:01am MDT