

## \$240,000 - N/A, Edmonton

MLS® #E4423215

**\$240,000**

2 Bedroom, 2.50 Bathroom, 1,492 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This well-located townhouse on Hermitage Road offers a great opportunity for first-time buyers and investors alike. Just minutes from the river valley, it provides easy access to walking trails, dog parks, and biking paths, making it perfect for those who love the outdoors. Inside, the open-to-above entrance creates a bright and airy feel. The kitchen serves as the centerpiece of the home, offering plenty of cabinetry and a spacious dining area. The primary bedroom includes a walk-through ensuite leading to a well-organized walk-in closet for added convenience. Additional features include a single attached garage with extra driveway parking and excellent access to Yellowhead Trail and Anthony Henday Drive for a quick commute anywhere in the city. Don't miss out on this fantastic opportunity!

Built in 2007

### Essential Information

MLS® #	E4423215
Price	\$240,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,492



Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	N/A
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 4S1

### **Amenities**

Amenities	See Remarks
Parking	Single Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	No Back Lane, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Overlanders School
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### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	15
Zoning	Zone 35
Condo Fee	\$311

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