

Courtesy Of Tracy L Johnson Of Grassroots Realty Group

\$275,000 - 54 451 Hyndman Crescent, Edmonton

MLS® #E4423818

\$275,000

3 Bedroom, 1.50 Bathroom, 1,220 sqft
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Nestled up on the hill with a view of the ravine away from the hustle and bustle of traffic this modern end unit town home decorated in neutral grey tones is a terrific buy. With so much of the interior being redone it's move in ready. New paint, new carpet with upgraded 10lb underlay, ceilings and window sills redone, new doors, the electrical has all been redone with new outlets, some new switches & breakers and the list goes on and on...Don't worry even the upgraded LG stainless steel appliances (not shown) are brand new and being delivered soon. Perfect for a family, upstairs there is a full bath, ample storage, 3 good sized bedrooms with the primary bedroom having a walk in closet. Main floor features a 1/2 bath, kitchen, dining, living areas and access to the single attached garage. 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. Even your large dog is welcome!

Built in 2004

Essential Information

MLS® #	E4423818
Price	\$275,000
Bedrooms	3



Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,220
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	54 451 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J3

Amenities

Amenities	Deck
Parking	Front Drive Access, Single Garage Attached

Interior

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

Exterior

Exterior	Wood, Vinyl
Exterior Features	Landscaped, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation Concrete Perimeter

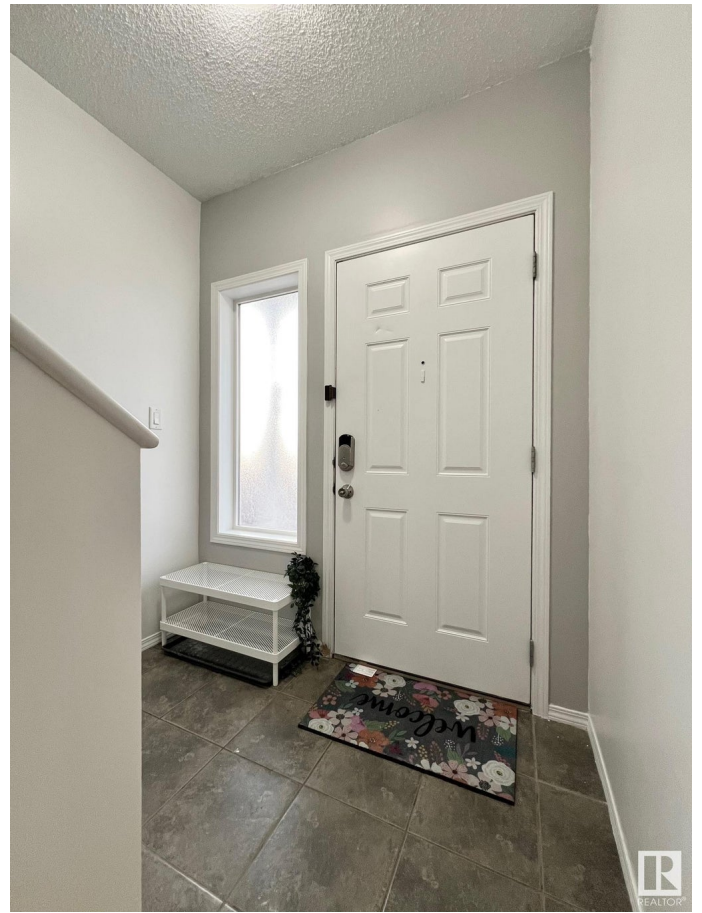
Additional Information

Date Listed March 4th, 2025

Days on Market 10

Zoning Zone 35

Condo Fee \$390



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 March 14th, 2025 at 4:17pm MDT