

# \$279,900 - 11 451 Hyndman Crescent, Edmonton

MLS® #E4440251

**\$279,900**

2 Bedroom, 2.50 Bathroom, 1,255 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Beautiful end-unit townhouse for sale in Canon Ridge, Edmonton. Backing onto greenspace, this 2-storey home offers 2 spacious primary bedrooms, 2.5 baths, a partially finished basement, and an attached garage. Upgrades include water-resistant laminate, newer paint, appliances, smart switches, and blinds. Enjoy a northwest-facing maintenance-free deck and access to the River Valley trail system, Hermitage Park, schools, shopping, and major routes like Yellowhead and Henday.

Built in 2004

## Essential Information

MLS® #	E4440251
Price	\$279,900
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,255
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active



11-451 Hyndman Cres NW, Edmonton, AB

Main Floor Exterior Area 53.62 m<sup>2</sup>  
Interior Area 46.16 m<sup>2</sup>  
Excluded Area 21.53 m<sup>2</sup>



0 2 4 m

PREPARED: 20250603

While regions are excluded from total floor area in GUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

## Community Information

Address	11 451 Hyndman Crescent
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J3

## Amenities

Amenities	Air Conditioner, Deck, Parking-Visitor
Parking Spaces	2
Parking	Insulated, Over Sized, Single Garage Attached

## Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Partially Finished

## Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Landscaped, Park/Reserve, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	June 4th, 2025
Days on Market	39
Zoning	Zone 35
Condo Fee	\$389

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Listing information last updated on July 13th, 2025 at 4:02am MDT