

## \$262,900 - 26 451 Hyndman Crescent, Edmonton

MLS® #E4450045

**\$262,900**

2 Bedroom, 2.50 Bathroom, 1,265 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This townhouse is located in the complex of SHADOW RIDGE in the family-oriented community of CANON RIDGE. This home features an open-concept layout with a spacious living room, dining area and a kitchen with all your essential appliances and BREAKFAST BAR. The upper level has a large master bedroom with a walk-in closet and ENSUITE full bathroom. There is another bedroom and a full bathroom. The basement features a large RECREATIONAL ROOM for additional living space. Enjoy the convenience of an ATTACHED single garage and the summers on your dedicated deck facing a large green space. This home is close to all amenities including schools, shopping, restaurants, walking trails, public transportation and major roadways like YELLOWHEAD and ANTHONY HENDAY.

Built in 2005

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4450045  |
| Price          | \$262,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.50      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,265     |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2005              |
| Type       | Condo / Townhouse |
| Sub-Type   | Townhouse         |
| Style      | 2 Storey          |
| Status     | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 26 451 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 5J3                 |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Parking-Visitor, See Remarks |
| Parking   | Single Garage Attached       |

### Interior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                 |
| Appliances        | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                        |
| Stories           | 2                                                                |
| Has Basement      | Yes                                                              |
| Basement          | Full, Partially Finished                                         |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                     |
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                |
| Construction      | Wood, Vinyl                                                                     |
| Foundation        | Concrete Perimeter                                                              |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 28th, 2025 |
| Days on Market | 40              |

|           |         |
|-----------|---------|
| Zoning    | Zone 35 |
| Condo Fee | \$389   |

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 6th, 2025 at 4:47pm MDT