

## \$238,500 - 21 130 Hyndman Crescent, Edmonton

MLS® #E4434946

### \$238,500

3 Bedroom, 1.50 Bathroom, 1,200 sqft  
Condo / Townhouse on 0.00 Acres

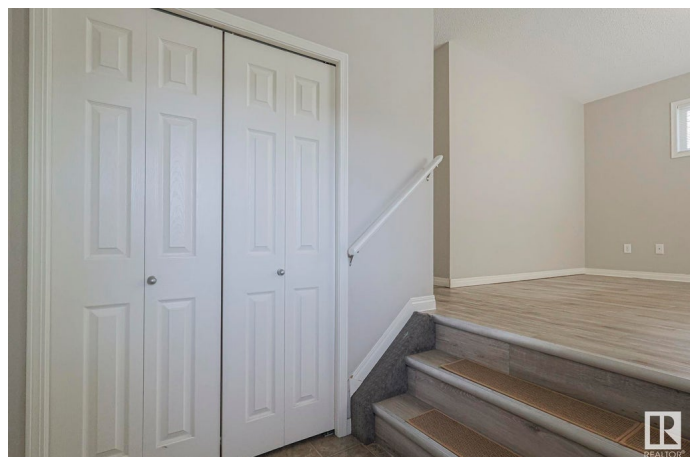
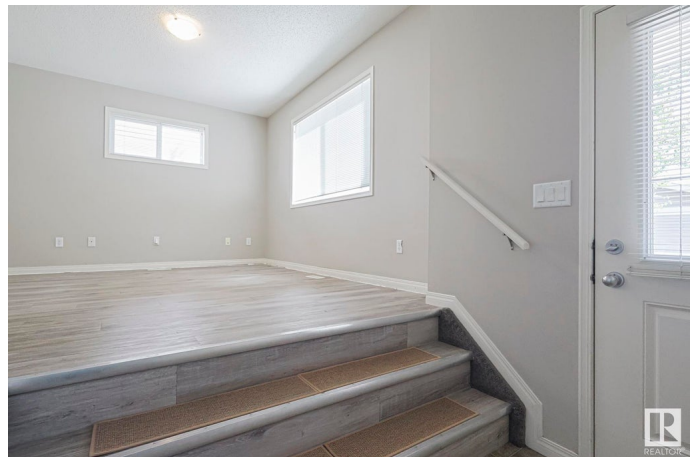
Canon Ridge, Edmonton, AB

Well maintained, clean & bright describe this 3 bedroom 1.5 bath end unit townhouse with attached single garage situated in Canon Ridge's Hermitage Hills. The main floor is spacious with a nice living room area, functional kitchen with ample counter and cabinet space & half bath. Upstairs you will find 3 bedrooms and a full bath. The lower level is the entry way from the garage and is where you will find the laundry area. This property has no carpet making it easy to clean and backs onto trees with a nice patio. Ready for immediate possession, close to all types of amenities, schools, parks and public transport & easy Yellowhead Trail access. Great Value!

Built in 2007

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | E4434946          |
| Price          | \$238,500         |
| Bedrooms       | 3                 |
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,200             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |



|          |           |
|----------|-----------|
| Sub-Type | Townhouse |
| Style    | 2 Storey  |
| Status   | Active    |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 21 130 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 0E8                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

### Interior

|              |  |
|--------------|--|
| Appliances   | Dishwasher-Built-In, Dryer, Hood Fan, Oven-Microwave, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas  |
| Stories      | 2  |
| Has Basement | Yes  |
| Basement     | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Slab  |

### Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 66            |
| Zoning         | Zone 35       |
| Condo Fee      | \$351         |

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Listing information last updated on July 12th, 2025 at 2:47pm MDT