

# \$307,900 - 53 130 Hyndman Crescent, Edmonton

MLS® #E4428547

**\$307,900**

3 Bedroom, 1.50 Bathroom, 1,299 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Nestled against the lush backdrop of Hermitage Park, this spacious 3-bedroom townhouse offers the perfect blend of nature and modern living. Step outside to enjoy picturesque walking trails, serene duck ponds, and charming picnic areas just beyond your backyard. Inside, the bright and inviting living spaces provide stunning outdoor views, while the well-equipped kitchen features ample cabinetry, generous counter space, and a stylish corner pantry. Upstairs, you'll find three comfortable bedrooms, a storage closet, and a well-appointed 4-piece bathroom. The unfinished basement is a blank slate, ready for your creative vision—whether you dream of a cozy entertainment space, extra bedrooms, a home gym, or a games room, the potential is limitless.

Built in 2007

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4428547  |
| Price          | \$307,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,299     |
| Acres          | 0.00      |



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

### **Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 53 130 Hyndman Crescent |
| Area        | Edmonton                |
| Subdivision | Canon Ridge             |
| City        | Edmonton                |
| County      | ALBERTA                 |
| Province    | AB                      |
| Postal Code | T5A 0E8                 |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Closet Organizers, Deck, Detectors Smoke, Hot Water Electric, Parking-Visitor |
| Parking Spaces | 2   |
| Parking        | Single Garage Attached  |

### **Interior**

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

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Golf Nearby, Hillside, Landscaped, Low Maintenance Landscape, No Back Lane, Not Fenced, Park/Reserve, Playground Nearby, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### **School Information**

|            |                  |
|------------|------------------|
| Elementary | St.Marie Goretti |
|------------|------------------|

|        |                  |
|--------|------------------|
| Middle | Mary Butterworth |
| High   | AOB/JH Picard/   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 31st, 2025 |
| Days on Market | 4                |
| Zoning         | Zone 35          |
| Condo Fee      | \$330            |

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Listing information last updated on April 4th, 2025 at 5:17am MDT