

# \$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
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Middle Mary Butterworth  
High AOB/JH Picard/

### **Additional Information**

Date Listed March 31st, 2025  
Days on Market 12  
Zoning Zone 35  
Condo Fee \$330

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