\$269,000 - 30 130 Hyndman Crescent, Edmonton

MLS® #E4464262

\$269,000

3 Bedroom, 1.50 Bathroom, 1,291 sqft Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to Unit 30 in River Valley Hermitage, a beautifully upgraded 3-bedroom, 1.5-bath half-duplex. This bright smoke- free and pet-free home features new vinyl plank flooring (2024) throughout and smart lighting (2025). The modern kitchen offers stainless steel appliances, a quartz countertop, and generous cabinet space. The spacious primary bedroom upstairs includes a walk-in closet, complemented by two additional bedrooms and a full bathroom. The unfinished basement provides ample storage or future development potential. Enjoy the convenience of a single attached garage and a prime location close to schools, parks, and the river valley, with quick access to Yellowhead Trail and Anthony Henday Drive.



Essential Information

MLS® # E4464262 Price \$269,000

Bedrooms 3

Bathrooms 1.50

Full Baths 1

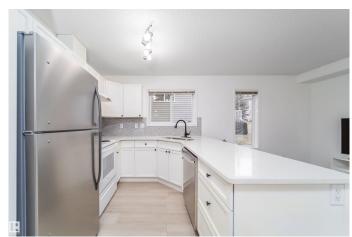
Half Baths 1

Square Footage 1,291

Acres 0.00







Year Built 2007

Type Condo / Townhouse

Sub-Type Half Duplex

Style 2 Storey
Status Active

Community Information

Address 30 130 Hyndman Crescent

Area Edmonton

Subdivision Canon Ridge

City Edmonton
County ALBERTA

County ALBER Province AB

Postal Code T5A 0E8

Amenities

Amenities No Animal Home, No Smoking Home, Patio

Parking Single Garage Attached

Interior

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Oven-Microwave, Refrigerator, Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 2

Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Wood, Vinyl

Exterior Features Commercial, Landscaped, Park/Reserve, Playground Nearby, Public

Transportation, Shopping Nearby, See Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

Additional Information

Date Listed October 31st, 2025

Days on Market 3

Zoning Zone 35

Condo Fee \$330

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