

## \$259,900 - 6 130 Hyndman Crescent, Edmonton

MLS® #E4456601

**\$259,900**

3 Bedroom, 1.50 Bathroom, 1,279 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to Hermitage Hills! This 1279 sq. ft BARELAND CONDO in the community of Canon Ridge is a half duplex 2 story townhome with 3 bedrooms. The bright main floor offers access to the single attached garage with opener, a half bath, an open concept kitchen with ample cupboard space and living room with access to the back deck. The upper-level features 2 good sized kids room, a large primary room with walk in closet and a 4 piece bath. The laundry area is in the unfinished basement and just needs your vision to complete. This property has great access to the Yellowhead Trail, Anthony Henday, schools, shopping and public transportation. It would be great for the first time buyer or investor.

Built in 2007

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4456601  |
| Price          | \$259,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.50      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,279     |
| Acres          | 0.00      |



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

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 6 130 Hyndman Crescent |
| Area        | Edmonton               |
| Subdivision | Canon Ridge            |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5A 0E8                |

### Amenities

|           |                        |
|-----------|------------------------|
| Amenities | Parking-Visitor        |
| Parking   | Single Garage Attached |

### Interior

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

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Landscaped, No Back Lane, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles                                                            |
| Construction      | Wood, Vinyl                                                                 |
| Foundation        | Concrete Perimeter                                                          |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 8                   |
| Zoning         | Zone 35             |

Condo Fee                \$330

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Listing information last updated on September 13th, 2025 at 6:47pm MDT