

## \$220,000 - 16 130 Hyndman Crescent, Edmonton

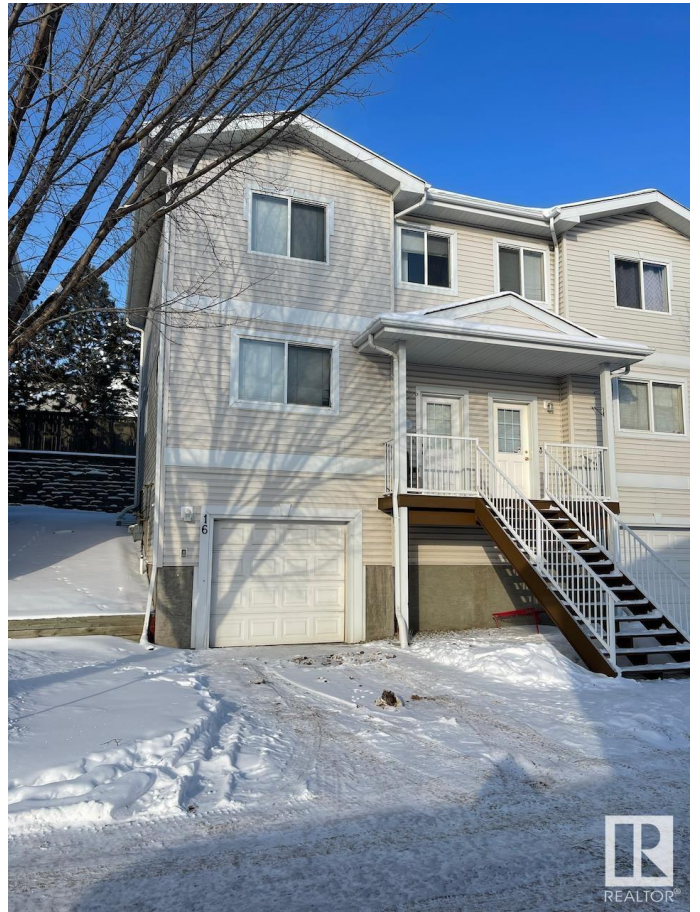
MLS® #E4419958

**\$220,000**

2 Bedroom, 2.50 Bathroom, 1,185 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This townhome features a single attached garage and is located in the quiet community of Canon Ridge. The main floor of this property includes a bright front living room, a kitchen with huge peninsula, and an adjoining dining space. There is also a convenient half bathroom. Upstairs your primary bedroom features a 3pc. ensuite and walk-in closet. The second bedrooms is also huge and has easy access to the main 4pc. bathroom. Enjoy convenient laundry hook-ups and storage in the basement with access to the garage. Close to schools, shopping, transit, and major commuting routes.



Built in 2007

### Essential Information

MLS® #	E4419958
Price	\$220,000
Bedrooms	2
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,185
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Half Duplex

Style 2 Storey  
Status Active

### Community Information

Address 16 130 Hyndman Crescent  
Area Edmonton  
Subdivision Canon Ridge  
City Edmonton  
County ALBERTA  
Province AB  
Postal Code T5A 0E8

### Amenities

Amenities Closet Organizers, Front Porch  
Parking Spaces 2  
Parking Single Garage Attached

### Interior

Interior Features ensuite bathroom  
Appliances See Remarks  
Heating Forced Air-1, Natural Gas  
Stories 3  
Has Basement Yes  
Basement Partial, Finished

### Exterior

Exterior Wood, Vinyl  
Exterior Features Golf Nearby, Landscaped,  
Schools, Shopping Nearby  
Roof Asphalt Shingles  
Construction Wood, Vinyl  
Foundation Concrete Perimeter

### Additional Information

Date Listed January 29th, 2025  
Days on Market 66  
Zoning Zone 35  
Condo Fee \$352



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Listing information last updated on April 5th, 2025 at 5:47am MDT