

\$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.

Built in 2007

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
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	4
Zoning	Zone 35

Condo Fee \$330

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