

\$249,900 - 9 1404 Hermitage Road, Edmonton

MLS® #E4443010

\$249,900

4 Bedroom, 2.50 Bathroom, 1,019 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Outstanding value & location! This private, end unit townhouse in Canon Ridge backs to a playground & is just steps to the river valley, dog park, ponds, parks, trails & hikes, & is very near to schools, public transportation & shopping. Live away from the hustle & bustle but remain close to all major amenities! This 2 storey home is sparkling clean and move-in ready. Main floor features include a large living room, a well-designed kitchen with plenty of cabinets and counter space, & a spacious dining area overlooking the private deck & park. The powder room & laundry complete the main floor. The top floor features 3 bedrooms & the main bathroom. Partly finished basement offers a family room, 3 piece bath with shower, & bedroom #4 (roughed in). 2 assigned parking stalls right outside the front door, as well as plenty of visitor parking. Pets are allowed with board approval. A very well managed complex, condo fee is \$281.35/monthly. *Some photos are virtually staged.

Built in 2008

Essential Information

MLS® #	E4443010
Price	\$249,900
Bedrooms	4



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,019
Acres	0.00
Year Built	2008
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

Community Information

Address	9 1404 Hermitage Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0P5

Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Parking-Visitor
Parking	2 Outdoor Stalls

Interior

Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Landscaped, Park/Reserve, Paved Lane, Picnic Area, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles

Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 18th, 2025
Days on Market	3
Zoning	Zone 35
Condo Fee	\$281

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