

## \$269,900 - 1407 Hermitage Road, Edmonton

MLS® #E4436879

**\$269,900**

2 Bedroom, 2.50 Bathroom, 1,463 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This townhouse offers amazing renovations and an even more incredible setting. Located in the Canon Ridge neighborhood, you are across the street from a small park with a playground and literally steps from Hermitage Park and Edmonton's renowned river valley. The home is perfect, for small families, couples and singles who are active individuals, pet owners or nature lovers. A front driveway and attached single car garage will accommodate 2 vehicles plus, there is plenty of street parking. Inside the unit you will love the first impression with its grand front entry with soaring ceilings. The sprawling living room will easily fit any large furniture, head up the stairs and find yourself in a bright and spacious kitchen/dining area with large picture windows and overlooking the lower level. This unique floorplan will set your home from any other. Finally, there are 2 bedrooms and two full bathrooms including a owner's suite with a walk in closet off the 4pc ensuite. As mentioned, the home has just been be

Built in 2007

### Essential Information

MLS® # E4436879

Price \$269,900

Bedrooms 2



Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,463
Acres	0.00
Year Built	2007
Type	Condo / Townhouse
Sub-Type	Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1407 Hermitage Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 0E2

### Amenities

Amenities	Vaulted Ceiling
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Not Fenced, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 15th, 2025  
Days on Market                15  
Zoning                              Zone 35  
Condo Fee                        \$311

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