

## \$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	5
Zoning	Zone 35
Condo Fee	\$281

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