

## \$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 | 15              |
| Zoning         | Zone 35         |
| Condo Fee      | \$281           |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 3rd, 2025 at 5:17pm MDT