

## \$249,999 - 40 1404 Hermitage Road, Edmonton

MLS® #E4455427

**\$249,999**

3 Bedroom, 1.50 Bathroom, 1,133 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This Canon Ridge townhouse checks all the boxes! Step inside to discover fresh paint and new flooring throughout, giving the home a modern, like-new feel. The main floor offers a functional layout with plenty of natural light, an updated 2-pc bath with sleek new vanity, and convenient laundry. The kitchen features stainless steel appliances, ample cabinetry, and easy flow to the dining and living areas. Upstairs you'll find a spacious primary bedroom with walk-in closet, plus two additional bedrooms and a 4-pc bath. The basement is a blank canvas and has brand new insulation for comfort. Outside, enjoy a fully fenced back deck and a massive shared green space right behind the home, ideal for kids to play. Two assigned parking stalls are located directly in front of the unit. Condo fees include all landscaping and snow removal, making for worry-free living. Steps to Hermitage Park, river valley trails, and minutes to the Yellowhead and Anthony Henday, this affordable, updated home is a must-see!

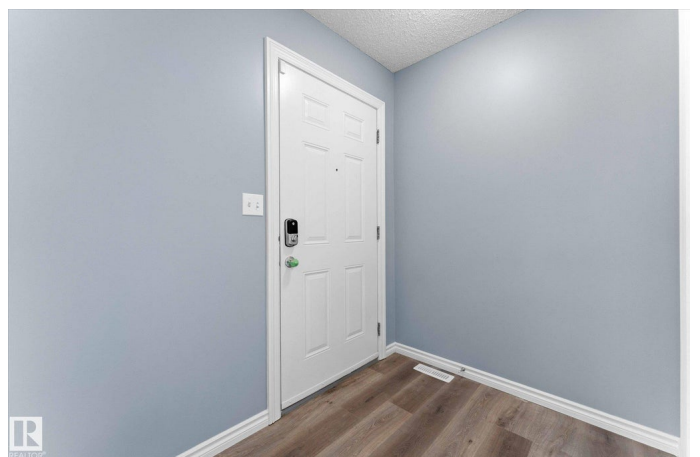
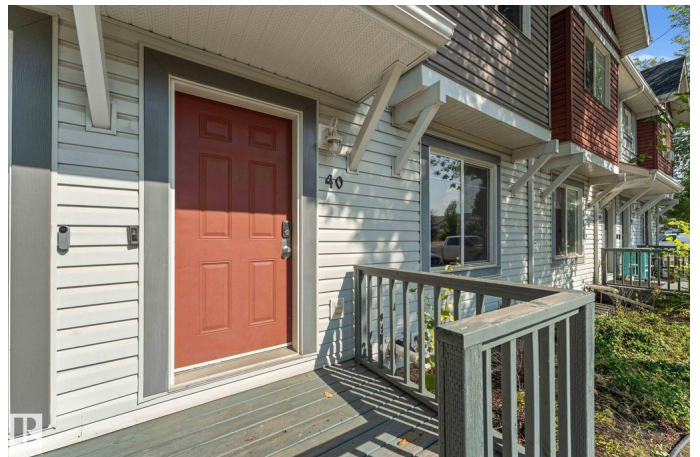
Built in 2008

### Essential Information

MLS® # E4455427

Price \$249,999

Bedrooms 3



|                |                   |
|----------------|-------------------|
| Bathrooms      | 1.50              |
| Full Baths     | 1                 |
| Half Baths     | 1                 |
| Square Footage | 1,133             |
| Acres          | 0.00              |
| Year Built     | 2008              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 40 1404 Hermitage Road |
| Area        | Edmonton               |
| Subdivision | Canon Ridge            |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5A 0P5                |

### Amenities

|           |                                                                                               |
|-----------|-----------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Deck, Insulation-Upgraded, Parking-Extra, Parking-Plug-Ins, Vinyl Windows |
| Parking   | 2 Outdoor Stalls                                                                              |

### Interior

|              |                                                                  |
|--------------|------------------------------------------------------------------|
| Appliances   | Dishwasher-Built-In, Dryer, Refrigerator, Stove-Electric, Washer |
| Heating      | Forced Air-1, Natural Gas                                        |
| Stories      | 2                                                                |
| Has Basement | Yes                                                              |
| Basement     | Full, Unfinished                                                 |

### Exterior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                             |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                                        |
| Construction      | Wood, Vinyl                                                                                                             |
| Foundation        | Concrete Perimeter                                                                                                      |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 3                 |
| Zoning         | Zone 35           |
| Condo Fee      | \$277             |

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Listing information last updated on September 1st, 2025 at 9:47pm MDT