

## \$254,900 - 29 1404 Hermitage Road, Edmonton

MLS® #E4462385

**\$254,900**

3 Bedroom, 1.50 Bathroom, 1,116 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome home to Canon Ridge! This beautifully maintained 3 bedroom townhome BACKING DIRECTLY ONTO A PARK with sunny southeast exposure, offering the perfect blend of comfort, convenience, and natural light. Step inside to find fresh paint and espresso laminate flooring effortlessly create a warm inviting feel. The main floor features a spacious living area, updated 2-pc bath and convenient main-floor laundry. The kitchen boasts stainless steel appliances, ample cabinetry, and easy flow to the dining area and oversized back deck overlooking the park. Upstairs, enjoy a large primary bedroom with walk-in closet, plus two additional bedrooms and a 4-pc bath. Full basement is ready for your personal touch. TWO ASSIGNED STALLS conveniently located DIRECTLY IN FRONT OF HOME for ease of use. Close to Hermitage Park, river valley trails, and major routes—this home truly has it all!

Built in 2009

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4462385  |
| Price      | \$254,900 |
| Bedrooms   | 3         |
| Bathrooms  | 1.50      |
| Full Baths | 1         |



|                |                   |
|----------------|-------------------|
| Half Baths     | 1                 |
| Square Footage | 1,116             |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 29 1404 Hermitage Road |
| Area        | Edmonton               |
| Subdivision | Canon Ridge            |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5A 0P5                |

### Amenities

|                |                                                                                          |
|----------------|------------------------------------------------------------------------------------------|
| Amenities      | On Street Parking, Deck, Detectors Smoke, Front Porch, Parking-Plug-Ins, Parking-Visitor |
| Parking Spaces | 2                                                                                        |
| Parking        | 2 Outdoor Stalls                                                                         |

### Interior

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

### Exterior

|                   |                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                                                                                                            |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Picnic Area, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby |
| Roof              | Asphalt Shingles                                                                                                                                                       |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 1                  |
| Zoning         | Zone 35            |
| Condo Fee      | \$277              |

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 October 17th, 2025 at 9:02am MDT