

## \$249,900 - 1391 Hermitage Road, Edmonton

MLS® #E4457594

**\$249,900**

2 Bedroom, 2.50 Bathroom, 1,633 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

GREAT VALUE AND LOCATION! Across from Canon Ridge Park! This FORMER SHOWHOME offers 1633 square feet and many attractive features including a huge entry way with soaring ceilings, a very bright and cheery kitchen with all appliances and Granite countertops plus a generous dining area. Main floor powder room. Spacious living room, 2 bedrooms and 4 piece bathroom. The Primary Bedroom features a lovely 4 piece ensuite. Single attached garage and low condo fees too. Professionally managed complex. Within walking distance to Hermitage Park and The River Valley. Close to many awesome amenities and offers easy access to 137 Avenue, The Yellowhead and The Anthony Henday. NEW (2025) hot water tank and NEWER FURNACE (2021), and NEWER (2022) CENTRAL AIR-CONDITIONING! IMMEDIATE POSSESSION is available! See it today! Visit REALTOR® website for more information.

Built in 2007

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457594  |
| Price     | \$249,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.50      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,633             |
| Acres          | 0.00              |
| Year Built     | 2007              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1391 Hermitage Road |
| Area        | Edmonton            |
| Subdivision | Canon Ridge         |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T5A 4S1             |

### Amenities

|           |                              |
|-----------|------------------------------|
| Amenities | Vaulted Ceiling, See Remarks |
| Parking   | Single Garage Attached       |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum Systems, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Stories           | 3                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | None, No Basement                                                                                                                                           |

### Exterior

|                   |                                                                       |
|-------------------|-----------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                           |
| Exterior Features | Landscaped, Playground Nearby, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                      |
| Construction      | Wood, Vinyl                                                           |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 12th, 2025  
Days on Market                4  
Zoning                              Zone 35  
Condo Fee                        \$313

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 September 16th, 2025 at 3:02am MDT