

## \$249,000 - 118 530 Hooke Road, Edmonton

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MLS® #E4431284

**\$249,000**

2 Bedroom, 2.00 Bathroom, 1,069 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Rare opportunity to own a main floor walkout condo backing directly onto protected green space, trees, and river valley trails. Enjoy ultimate privacy and daily connection to natureâ€™right from your oversized, covered patio with gas hookup. This bright and spacious 1 bed + large den, 2 bath home features brand new vinyl plank flooring, fresh paint, and over 1,000 sq ft of open-concept living. The primary bedroom offers a walk-through closet and 3-piece ensuite, while the denâ€™with its own walk-in closetâ€™can easily serve as a second bedroom or office. Youâ€™ll love the maple kitchen cabinetry, central A/C, and in-suite laundry. Includes titled heated underground parking + storage cage. Amenities: exercise room, sauna/steam, car wash bay, and large social lounge. Pet-friendly and ideally located near Hermitage & Rundle Parks, off-leash areas, golf, shopping, transit, and the Yellowhead. This isnâ€™t just a condo. Itâ€™s a retreat at the edge of the city.



Built in 2004

### Essential Information

MLS® #	E4431284
Price	\$249,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,069
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	118 530 Hooke Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J5

### Amenities

Amenities	Air Conditioner, Car Wash, Closet Organizers, Exercise Room, Parking-Visitor, Party Room, Patio, Social Rooms, Vinyl Windows, Storage Cage
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings
Heating	Heat Pump, Geo Thermal
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Golf Nearby, Landscaped, Park/Reserve, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 17th, 2025
Days on Market	14
Zoning	Zone 35
Condo Fee	\$656

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Listing information last updated on May 1st, 2025 at 8:17pm MDT