

# \$174,900 - 530 Hooke Road, Edmonton

MLS® #E4435846

**\$174,900**

1 Bedroom, 1.00 Bathroom, 893 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Discover comfort, style, and convenience in this beautifully designed one-bedroom + den condo, ideally situated overlooking the Ravine and Hermitage Park. The open-concept layout creates a bright, spacious living area perfect for both relaxing evenings and entertaining guests. The versatile den can be used as extra guest space, a home office, or a peaceful retreat. Enjoy the convenience of in-suite laundry and modern finishes throughout. This well-maintained 18+ building offers a range of amenities, including a fully equipped fitness centre, an underground car wash, and a recreation/social room—ideal for gatherings or hobbies. With walking and biking trails, scenic parkland, and endless outdoor activities right outside your door, this location is perfect for nature lovers and those with an active lifestyle.

Built in 2004

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4435846  |
| Price          | \$174,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 893       |
| Acres          | 0.00      |



|            |                        |
|------------|------------------------|
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### **Community Information**

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

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Air Conditioner, Car Wash, Exercise Room, Parking-Visitor, Sauna; Swirlpool; Steam, Security Door, Social Rooms, See Remarks |
| Parking   | Stall  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas  |
| # 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, Picnic Area, Playground Nearby, Private Setting, Public Transportation, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Stucco  |
| Foundation        | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 11th, 2025 |
| Days on Market | 35             |
| Zoning         | Zone 35        |
| Condo Fee      | \$535          |

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Listing information last updated on June 15th, 2025 at 8:32am MDT