

## \$249,900 - 315 530 Hooke Road, Edmonton

MLS® #E4442653

**\$249,900**

2 Bedroom, 2.00 Bathroom, 1,034 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to the quiet, picturesque views, and social paradise that are Ridge at Hermitage! RAVINE FACING, SURROUNDED by GREEN SPACE and steps away from THE RIVER!

Walking up, youâ€™™ll see how meticulously maintained the building is. Owners here CARE GREATLY for this PRIVATE, SECLUDED PARADISE. Up on the third floor (via 2 ELEVATORS!), your new home greets you w/ TONS OF NATURAL LIGHT from your RAVINE VIEWS OUT EVERY WINDOW! Entry is SPACIOUS, and your kitchen is MASSIVE w/ an EAT-UP FULL LENGTH ISLAND! Laundry as well as AMPLE STORAGE and houses your HEAT PUMP providing the unit w/ A/C! Dining space is well appointed and sides onto the living room for flexible living space! Primary bedroom has one of two doors onto your SPACIOUS RAVINE BALCONY! Walkthrough closet and full ensuite finishes the room. 2nd bedroom and bathroom are on other side of living room, and round out this OVERSIZED suite. The building a pool table, full gym, and a social room! Unit comes with a heated UNDERGROUND STALL and STORAGE CAGE!

Built in 2004

### Essential Information

MLS® #

E4442653



Price	\$249,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,034
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	315 530 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, Recreation Room/Centre, Security Door, Social Rooms, Storage-Locker Room
Parking	Heated, Insulated, Parkade, Stall, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Landscaped, Low

Maintenance Landscape, No Through Road, Park/Reserve, Picnic Area, Playground Nearby, Public Transportation, Ravine View, River Valley View, Schools, Shopping Nearby

Roof	Tar & Gravel
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 16th, 2025
Days on Market	2
Zoning	Zone 35
Condo Fee	\$632

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 June 18th, 2025 at 5:17am MDT