

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

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 nature—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 den—with its own walk-in closet—can easily serve as a second bedroom or office. You'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 isn't just a condo. It'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	2
Zoning	Zone 35
Condo Fee	\$656

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