

## \$199,900 - 330 530 Hooke Road, Edmonton

MLS® #E4433238

**\$199,900**

1 Bedroom, 1.00 Bathroom, 904 sqft

Condo / Townhouse on 0.00 Acres

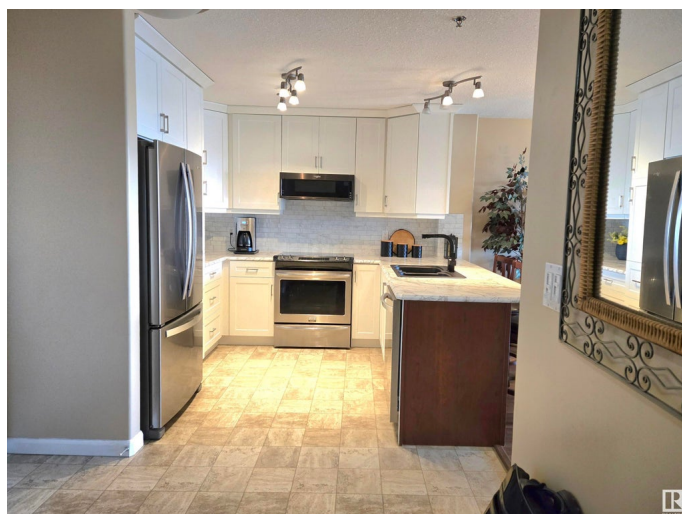
Canon Ridge, Edmonton, AB

Beautiful 1 Bedroom + Den with spectacular view over looking Hermitage Park and Ravine. Significantly remodelled with Over Counter to Ceiling White Cabinets and Backsplash. All New Stainless Steel Appliances with the latest sleek designed Microwave Hood Fan and French Door Refrigerator. The Living Room floods with light through Large Windows. Stay cool all summer with a built in Central Air System. Primary Bedroom has a stylish Accent Wall and Walkthrough Closet chaulk full of Organizers . No Carpet Unit. Comes with Insuite Washer/Dryer. Laundry Cabinet keeps that area neat and tidy. This is an Adult Only Building with Fantastic Amenities that allows you to make friends fast. Social and Exercise Rooms with usable weights, Libraries and Puzzle Exchanges. Relax in luxury overlooking the North Saskatchewan. Call this your home.

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4433238  |
| Price          | \$199,900 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 904       |



|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 2004                   |
| Type       | Condo / Townhouse      |
| Sub-Type   | Lowrise Apartment      |
| Style      | Single Level Apartment |
| Status     | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 330 530 Hooke Road |
| Area        | Edmonton           |
| Subdivision | Canon Ridge        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 5J5            |

### Amenities

|               |                                                      |
|---------------|------------------------------------------------------|
| Amenities     | Exercise Room, Sauna; Swirlpool; Steam, Social Rooms |
| Parking       | Stall                                                |
| Is Waterfront | Yes                                                  |

### Interior

|              |                                                                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Appliances   | Air Conditioning-Central, Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Window Coverings, Stove-Countertop Inductn |
| Heating      | Forced Air-1, Natural Gas                                                                                                                         |
| # of Stories | 4                                                                                                                                                 |
| Stories      | 4                                                                                                                                                 |
| Has Basement | Yes                                                                                                                                               |
| Basement     | See Remarks, No Basement                                                                                                                          |

### Exterior

|                   |                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                          |
| Exterior Features | Backs Onto Lake, Backs Onto Park/Trees, Landscaped, Private Setting, Public Transportation, Ravine View, Schools, Shopping Nearby, Treed Lot |
| Roof              | Asphalt Shingles                                                                                                                             |
| Construction      | Wood, Stone, Stucco                                                                                                                          |
| Foundation        | Concrete Perimeter                                                                                                                           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 28th, 2025 |
| Days on Market | 3                |
| Zoning         | Zone 35          |
| Condo Fee      | \$535            |

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Listing information last updated on May 1st, 2025 at 10:03am MDT