

## \$194,900 - 232 530 Hooke Road, Edmonton

MLS® #E4455383

**\$194,900**

1 Bedroom, 1.50 Bathroom, 879 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

This 18+ home is located in the Ridge of Hermitage which is on a quiet road in the desirable neighborhood of Canon Ridge. The one thing to know is this unit is like no other in this building from the perfect location giving only neighbors on one side, close to elevators, but from the size & layout to being able to enjoy all the natural light coming from the River Valley Views from this homes balcony-which can be accessed by the living room or the enormous master bedroom that has a walk in closet & 4pc ensuite - which donâ€™t worry about having any guests in there as there is a 2pc bath right off the kitchen. The kitchen had abundance amount of cupboards & a huge island measuring 10x3. Amenties included car wash, gym, steam room& a social room with pool table Minutes from the Yellowhead & Anthony Henday making commuting a breeze. This home not only could be a great home but also could be a good investment home as it can come with the current amazing tenant if you would like it as an investment property.

Built in 2004

### Essential Information

MLS® # E4455383

Price \$194,900



|                |                        |
|----------------|------------------------|
| Bedrooms       | 1                      |
| Bathrooms      | 1.50                   |
| Full Baths     | 1                      |
| Half Baths     | 1                      |
| Square Footage | 879                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 232 530 Hooke Road |
| Area        | Edmonton           |
| Subdivision | Canon Ridge        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 5J5            |

### Amenities

|           |                                                                                                     |
|-----------|-----------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Deck, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam |
| Parking   | Stall                                                                                               |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave 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 | Landscaped, Park/Reserve, Public Transportation, River Valley View, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 29th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 35           |
| Condo Fee      | \$535             |

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Listing information last updated on September 18th, 2025 at 6:32pm MDT