

## \$245,900 - 213 530 Hooke Road, Edmonton

MLS® #E4449234

**\$245,900**

2 Bedroom, 2.00 Bathroom, 995 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome to the "Ridge at Hermitage"! Gorgeous views of all that nature has to offer! if you're a nature lover then this condo is the place for you. This immaculate unit has a modern open floor plan, 2 bedrooms and 2 full four peice bathrooms(one ensuite). Lots of countertop space and upgraded appliances, as well as central AC. Balcony with gas Barbecue hook up!(18+) quality building with fantastic amenities incl: Elevator, Social rm, Exercise rm, Guest parking, steam room, Underground parkade w/ car wash, Central A/C & more! With the Condo Fees covering your Heat and Water Utilities make for very affordable living. Located just steps away to the River Valley, Rundle Park Golf Course, conveniently close to shopping and major transportation routes such as the Yellowhead and Anthony Henday. Make the location ideal as well! Don't hesitate to view!

Built in 2004

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | E4449234  |
| Price          | \$245,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 995       |



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

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 213 530 Hooke Road |
| Area        | Edmonton           |
| Subdivision | Canon Ridge        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 5J5            |

### Amenities

|           |                                                                                   |
|-----------|-----------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Car Wash, Detectors Smoke, Sauna; Swirlpool; Steam, Social Rooms |
| Parking   | Underground                                                                       |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                               |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                      |
| # of Stories      | 5                                                                                                              |
| Stories           | 1                                                                                                              |
| Has Basement      | Yes                                                                                                            |
| Basement          | None, No Basement                                                                                              |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Backs Onto Park/Trees |
| Roof              | Tar & Gravel          |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter    |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 44              |
| Zoning         | Zone 35         |
| Condo Fee      | \$640           |

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Listing information last updated on September 4th, 2025 at 6:17am MDT