

## \$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!

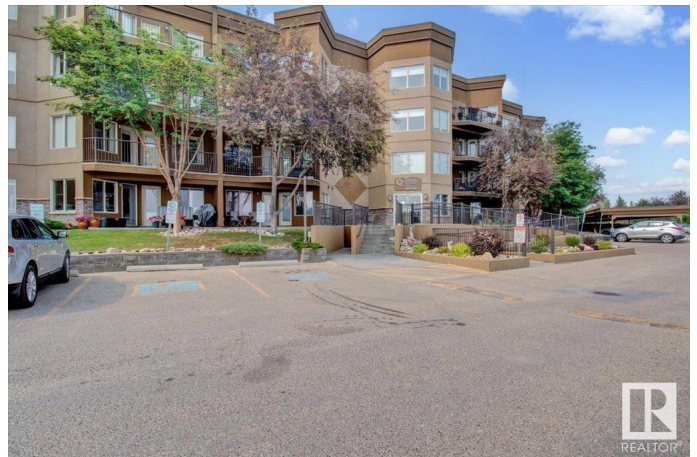
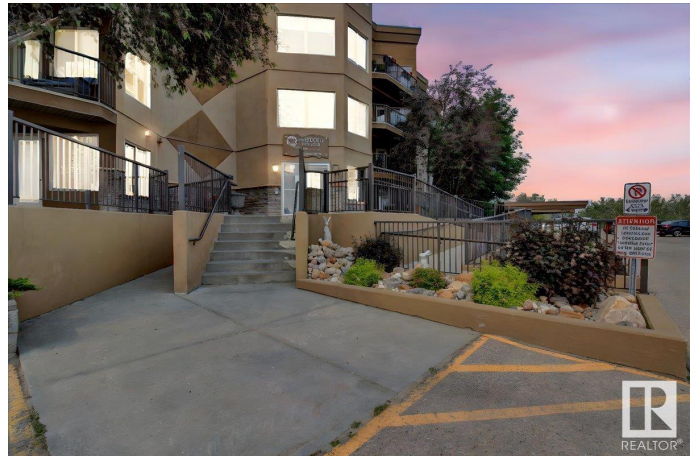
Walking up, youâ€™™ll see how meticulously maintained the building is. Owners here CARE GREATLY for this PRIVATE, SECLUDED PARADISE. Up on the third floor (via 2 ELEVATORS!), your new home greets you w/ TONS OF NATURAL LIGHT from your RAVINE VIEWS OUT EVERY WINDOW! Entry is SPACIOUS, and your kitchen 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 | 1               |
| Zoning         | Zone 35         |
| Condo Fee      | \$632           |

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Listing information last updated on June 17th, 2025 at 3:17am MDT