

## \$225,000 - 209 530 Hooke Road, Edmonton

MLS® #E4429342

**\$225,000**

2 Bedroom, 2.00 Bathroom, 1,066 sqft  
Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

OVER LOOKING THE RAVINE, this QUIET ADULT CONDO LIVING (18+) could be yours! 2 Bedroom and 2 Full Baths with 1064 SQFT, Laminate and Ceramic Flooring throughout. CENTRAL A/C for the warm summer nights, and a large deck with a doorway from the living room and primary bedroom, that's south east facing to enjoy the birds and morning sunshine. Kitchen with large island and nice pantry room which includes stacked washer and dryer. But the perks don't stop there. The building offers a Social Room complete with a pool table, kitchen, patio, and a big-screen TV—ideal for entertaining. Stay active in the top-notch exercise room, complete with a variety of equipment, showers, and a steam room. And this property comes with UNDERGROUND PARKING with Storage Cage, across from the Car Wash Bay to enjoy. Walk down to Hermitage Park, or drive to near by shopping. Easy access to Yellowhead & Henday Highways. Is this what you've been looking for?

Built in 2004

### Essential Information

MLS® #	E4429342
Price	\$225,000
Bedrooms	2



Bathrooms	2.00
Full Baths	2
Square Footage	1,066
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Apartment High Rise
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	209 530 Hooke Road
Area	Edmonton
Subdivision	Canon Ridge
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5A 5J5

### **Amenities**

Amenities	Carbon Monoxide Detectors, Closet Organizers, Deck, Exercise Room, Intercom, Parking-Extra, Party Room, Secured Parking, Vinyl Windows, Storage Cage
Parking Spaces	1
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	Forced Air-1, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Public Swimming Pool, Public Transportation,

River Valley View, Shopping Nearby

Roof	Tar & Gravel
Construction	Wood, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	25
Zoning	Zone 35
Condo Fee	\$665

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