

## \$169,900 - 310 530 Hooke Road, Edmonton

MLS® #E4459913

**\$169,900**

1 Bedroom, 1.00 Bathroom, 1,043 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Experience refined living in this stunning 3rd floor condo offering 1 bedroom plus den and 1 bathroom in one of the most sought-after buildings in the heart of the River Valley. Combining the tranquility of ravine living with the convenience of the city, this residence provides an exceptional lifestyle where nature and urban amenities meet. Immaculately maintained, the unit showcases an elegant open-concept design with a bright living space that extends to a private balcony perfect for enjoying morning coffee and the sunrise. The den offers versatile options as a home office, guest room, or reading retreat, while the spacious bedroom and tub / shower combo highlight both comfort and sophistication. Central air conditioning ensures year-round comfort. This exclusive adult-only building is renowned for its exceptional management and elevated amenities, including a fully equipped fitness centre with steam shower and sauna, a resident car wash, and a sophisticated social lounge with games and events.

Built in 2004

### Essential Information

MLS® # E4459913

Price \$169,900

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 1,043                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 310 530 Hooke Road |
| Area        | Edmonton           |
| Subdivision | Canon Ridge        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 5J5            |

### Amenities

|                |                                                                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Closet Organizers, Detectors Smoke, Exercise Room, Exterior Walls- 2"x6", Recreation Room/Centre, Social Rooms, Sprinkler System-Fire |
| Parking Spaces | 1                                                                                                                                                      |
| Parking        | Single Carport, Stall                                                                                                                                  |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                                                     |
| # of Stories      | 4                                                                                                                                         |
| Stories           | 4                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | None, No Basement                                                                                                                         |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                  |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Hillside, Landscaped, Low |

Maintenance Landscape, Private Setting, Public Transportation, Ravine View, River Valley View, Shopping Nearby, View Lake

|              |                    |
|--------------|--------------------|
| Roof         | EPDM Membrane      |
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 37                   |
| Zoning         | Zone 35              |
| Condo Fee      | \$624                |

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Listing information last updated on November 4th, 2025 at 1:02pm MST