

## \$279,999 - 326 530 Hooke Road, Edmonton

MLS® #E4457690

**\$279,999**

2 Bedroom, 2.00 Bathroom, 1,175 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Welcome! This 2 bed, 2 bath + DEN sun filled corner unit is ready to impress. Not only does it offer a great location surrounded by non-development green space, but it's situated next to Hermitage Park which is yours to use as your zero maintenance backyard! Enjoy the views of the river valley and surrounding greenery from your suite. Inside of the home offers just under 1200sq.ft of thoughtfully designed living space. Through the front door you are welcomed by a spacious kitchen, dining, and living room surrounded by large South facing windows. Tucked away is the den, plenty big for an office or hobby room! The 2 bedrooms are separated by the living area and each feature their very own large decks where both sunrise and sunset can be enjoyed! The primary bedroom offers a designated laundry, and a walkthrough closet which leads to the ensuite! 2 titled parking stalls, one is heated underground.Â Have it all at the Ridge at Hermitage!

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4457690  |
| Price     | \$279,999 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 1,175                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 326 530 Hooke Road |
| Area        | Edmonton           |
| Subdivision | Canon Ridge        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 5J5            |

### Amenities

|           |                                                                                                                                                           |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, Car Wash, Closet Organizers, Deck, No Animal Home, No Smoking Home, Parking-Plug-Ins, Parking-Visitor, Secured Parking, Security Door |
| Parking   | 220 Volt Wiring, Parkade, Underground                                                                                                                     |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                           |
| Appliances        | Dishwasher-Built-In, Garage Opener, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric |
| Heating           | Forced Air-1, Natural Gas                                                                                  |
| # of Stories      | 4                                                                                                          |
| Stories           | 1                                                                                                          |
| Has Basement      | Yes                                                                                                        |
| Basement          | None, No Basement                                                                                          |

### Exterior

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

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      September 13th, 2025  
Days on Market                3  
Zoning                              Zone 35  
Condo Fee                        \$729

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