

Courtesy Of Kevin Kraus Of Sterling Real Estate

\$199,900 - 310 530 Hooke Road, Edmonton

MLS® #E4459913

\$199,900

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	\$199,900
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 1
Zoning Zone 35
Condo Fee \$624

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