

## \$135,000 - 401 592 Hooke Road, Edmonton

MLS® #E4425360

**\$135,000**

1 Bedroom, 1.00 Bathroom, 767 sqft

Condo / Townhouse on 0.00 Acres

Canon Ridge, Edmonton, AB

Top-floor unit with only one neighbor and a stairwell on the other side. Enjoy city skyline views from the balcony and 4th-floor lobby. This 18+ building allows two cats or one dog (up to 15 inches tall). Spacious, open-concept layout with air conditioning and a built-in electric fireplace. Includes in-suite laundry, ample storage, and a titled underground parking stall with a storage cage. Amenities: Social room with BBQ patio, library, TV, pool table, and shuffleboard. Condo fees cover water, sewer, and heat. Steps from the river valley, Kennedale Ravine, and Hermitage Park's dog park.

Built in 2003

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | E4425360               |
| Price          | \$135,000              |
| Bedrooms       | 1                      |
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 767                    |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 401 592 Hooke Road |
| Area        | Edmonton           |
| Subdivision | Canon Ridge        |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T5A 5H2            |

### Amenities

|           |                     |
|-----------|---------------------|
| Amenities | See Remarks         |
| Parking   | Heated, Underground |

### Interior

|              |                           |
|--------------|---------------------------|
| Appliances   | See Remarks               |
| Heating      | Forced Air-1, Natural Gas |
| # of Stories | 4                         |
| Stories      | 1                         |
| Has Basement | Yes                       |
| Basement     | None, No Basement         |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Vinyl   |
| Foundation        | Concrete Perimeter  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 38               |
| Zoning         | Zone 35          |
| Condo Fee      | \$385            |

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Listing information last updated on April 19th, 2025 at 4:17pm MDT