# **\$519,000 - 618 Hooke Court, Edmonton**

MLS® #E4441133

### \$519,000

4 Bedroom, 3.00 Bathroom, 1,360 sqft Single Family on 0.00 Acres

Canon Ridge, Edmonton, AB

BACKING the PARK with RIVER VALLEY VIEWS - perfectly located with views of the river valley to the east and park views to the west, and just steps from Hermitage Park and access to miles of trails, lakes and ravines. Sitting deep into the river valley you feel like you're in a mountain community outside the city, and you just can't beat the quiet. You know what else can't be beat? Waking up every morning to river valley views from your master bedroom, views that change every season. Have coffee on your large deck that looks up over Canon Ridge Park. Inside the home is open, meticulously maintained and ready to move into. In fact, you can see the pride from the moment you drive up. There's a professionally landscaped yard, gorgeous curb appeal and the home sits in a quiet cul-de-sac. The kitchen and living area are open and bright, as is the lower level, flooded with natural light through the large windows on both levels. This home is an absolute gem, so you better hurry!





Built in 2002

#### **Essential Information**

MLS® # E4441133 Price \$519,000

Bedrooms 4

Bathrooms 3.00 Full Baths 3

Square Footage 1,360 Acres 0.00 Year Built 2002

Type Single Family

Sub-Type Detached Single Family

Style Bi-Level Status Active

# **Community Information**

Address 618 Hooke Court

Area Edmonton
Subdivision Canon Ridge
City Edmonton
County ALBERTA

Province AB

Postal Code T5A 5H5

## **Amenities**

Amenities Air Conditioner, Deck
Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator,

Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

### **Exterior**

Exterior Wood, Brick, Vinyl

Exterior Features Backs Onto Park/Trees, Park/Reserve, Playground Nearby, Public

Transportation, Ravine View, River Valley View, Rolling Land, Schools,

**Shopping Nearby** 

Roof Asphalt Shingles
Construction Wood, Brick, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 7th, 2025

Days on Market 25

Zoning Zone 35



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