

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

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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 39

Zoning Zone 35



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