

## \$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 mile 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 Cannon 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 1

Zoning Zone 35



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Listing information last updated on June 8th, 2025 at 2:17am MDT