

## \$264,900 - 8 300 Hooper Crescent, Edmonton

MLS® #E4462216

**\$264,900**

3 Bedroom, 2.00 Bathroom, 907 sqft

Condo / Townhouse on 0.00 Acres

Overlanders, Edmonton, AB

Backs onto the ravine! Welcome to Brookeridge Park, a quiet bareland half duplex condo complex tucked along Edmonton's scenic Kennedale Ravine. This 3 bedroom, 2 bathroom bi-level layout features STUNNING vaulted ceilings, an open-concept main floor with kitchen, living, and dining areas, plus two bedrooms and a 4pc bath upstairs. The main floor has GORGEOUS windows overlooking the ravine for ultimate privacy, and tranquility. The spacious primary suite is privately located on the lower level and includes a 4pc ensuite and walk-in closet, with laundry just outside the door. Major updates include a high-efficiency furnace -2021, tankless hot water system - 2017, vinyl windows - 2016, and shingles - 2018. Enjoy morning coffee or evening walks with ravine views right out your back door. A single attached garage and small driveway completes the package! Peaceful setting, low condo fees, and low-maintenance living with great access to transit, trails, and amenities. A rare find! (some photos virtually staged)

Built in 1995

### Essential Information

MLS® # E4462216

Price \$264,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 907               |
| Acres          | 0.00              |
| Year Built     | 1995              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 8 300 Hooper Crescent |
| Area        | Edmonton              |
| Subdivision | Overlanders           |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5A 5B3               |

### Amenities

|                |                                                   |
|----------------|---------------------------------------------------|
| Amenities      | Deck, Vaulted Ceiling, Vinyl Windows, See Remarks |
| Parking Spaces | 2                                                 |
| Parking        | Single Garage Attached                            |

### Interior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                          |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                                                 |
| Fireplace         | Yes                                                                                                                                       |
| Fireplaces        | Mantel                                                                                                                                    |
| Stories           | 3                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                       |
| Basement          | Full, Finished                                                                                                                            |

### Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                 |
| Exterior Features | Backs    Onto    Park/Trees,    Fenced,    Golf    Nearby,    Park/Reserve, |

Playground Nearby, Public Transportation, Ravine View, Shopping  
Nearby, See Remarks

|              |                    |
|--------------|--------------------|
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 9                  |
| Zoning         | Zone 35            |
| Condo Fee      | \$163              |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on October 24th, 2025 at 8:17am MDT