

# \$449,000 - 425 1406 Hodgson Way, Edmonton

MLS® #E4434431

**\$449,000**

2 Bedroom, 2.00 Bathroom, 1,302 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Top floor corner suite— one of only 6 in the whole building. This South and East facing 1,300 ft<sup>2</sup> Two bdrm+den is one of the premium Penthouse suites. Perfect for the discerning buyer looking to be in the prestigious (21+) Chateaux at Whitemud Ridge. This 1,300ft<sup>2</sup> suite features 9ft ceilings, full kitchen w/ gas stove, in-suite laundry, central A/C, 2 balconies, window seats in master bdrm, 2 u/g parking stalls w/ storage in front. Bask in the abundant natural light of the large South-facing living room w/ attached patio. The large master bdrm features South and East facing windows with window seats, a walk-in closet, and ensuite w/ separate shower & jetted tub. The 2nd bdrm has an East facing patio to catch the sunrise. Building amenities include a full gym, steam room, social room w/ billiards, shuffleboard, kitchen, theatre, 2 car wash bays, and beautifully landscaped courtyard. Steps from transit, shopping, restaurants, ravine trails, & easy access to Whitemud Drive and the Henday. Dog-free building.

Built in 2004

## Essential Information

MLS® # E4434431

Price \$449,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,302                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 425 1406 Hodgson Way |
| Area        | Edmonton             |
| Subdivision | Hodgson              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3K1              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Air Conditioner, Car Wash, Ceiling 9 ft., Detectors Smoke, Exercise Room, Intercom, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, Social Rooms, Sprinkler System-Fire, Sprinkler Sys-Underground, Storage Cage, Natural Gas BBQ Hookup |
| Parking Spaces | 2   |
| Parking        | Stall, Underground  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings |
| Heating           | Forced Air-1, Heat Pump, Water  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

**Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Fenced, Flat Site, Golf Nearby, Landscaped, No Through Road, Playground Nearby, Private Setting, Public Transportation, River Valley View, Shopping Nearby, Treed Lot |
| Roof              | SBS Roofing System  |
| Construction      | Wood, Stone, Stucco   |
| Foundation        | Concrete Perimeter  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 4th, 2025 |
| Days on Market | 8             |
| Zoning         | Zone 14       |
| Condo Fee      | \$776         |

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Listing information last updated on May 12th, 2025 at 5:17am MDT