

# \$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	9
Zoning	Zone 14
Condo Fee	\$776

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