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

MLS® #E4434431

## \$449,000

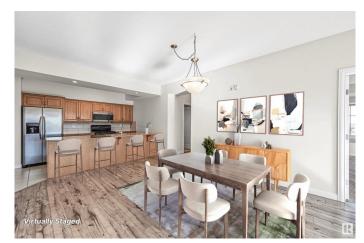
2 Bedroom, 2.00 Bathroom, 1,302 sqft Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Top floor corner suiteâ€l one of only 6 in the whole building. This South and East facing 1,300 ft2 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 1,300ft2 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

AB

Area Edmonton
Subdivision Hodgson
City Edmonton

County ALBERTA

Postal Code T6R 3K1

Amenities

Province

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 7

Zoning Zone 14

Condo Fee \$776

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