

## **\$315,000 - 423 1406 Hodgson Way, Edmonton**

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MLS® #E4430872

**\$315,000**

2 Bedroom, 2.00 Bathroom, 1,121 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Adult carefree living in prestigious CHATEAUX WHITEMUD RIDGE. This 1120 sq ft condo with an open floor plan has many great advantages and features, nice workable kitchen area with an island, plenty of cupboard space, small pantry, good space for the dining room table & buffet, good size master bedroom with a walk-in closet to a four-piece ensuite, a second bedroom and a three piece bath, stacked washer-dryer. Ceramic tile and carpets throughout. With south facing you'll get plenty of sunlight in all rooms, a deck for lounging and for a few plants with hook-up for gas BBQ. Full amenities, library, main floor mail box, social room with shuffleboard, pool table, patio BBQ area, theater room, two fitness rooms, steam room. Two parking stalls with one storage cage, two wash bays, an on site manager, nice rose courtyard with a fountain. Here your close to all amenities: shopping, buses, parks, walkways, easy access to all main roadways Whitemud Dr, Anthony Henday, downtown, Airport all with-in -20 minutes



Built in 2004

### **Essential Information**

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Price                         \$315,000

Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	423 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., Deck, Detectors Smoke, Exercise Room, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking, See Remarks, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Euro Washer/Dryer Combo, Refrigerator, Stove-Electric, Window Coverings
Heating	Heat Pump, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Fiber Cement, Stucco
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Exterior Features	Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	EPDM Membrane, Tar & Gravel
Construction	Wood, Fiber Cement, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 15th, 2025
Days on Market	4
Zoning	Zone 14
Condo Fee	\$676

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Listing information last updated on April 19th, 2025 at 7:47pm MDT