

## **\$296,800 - 329 1406 Hodgson Way, Edmonton**

MLS® #E4433203

**\$296,800**

1 Bedroom, 1.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

**UPGRADED AND "MOVE-IN" READY!**

Located in the award-winning Chateaux at Whitemud Ridge, this **OUTSTANDING** 1-bedroom + Den condo features a bright, open plan with 9' ceilings and **VERY EFFECTIVE** use of space. Recently **UPGRADED**, the condo features a great kitchen with Quartz Counters, roll-out shelves, a center island with eating bar, Engineered Hardwood Flooring, New Light Fixtures, and a **HUGE** Master Bedroom with California Closet shelving in the Walk-In closet. Other highlights include a spacious LivingRoom/DiningRoom with **BUILT-IN** shelving, New Blinds, a **BIG BALCONY**, Heat Pump heating with A/C, a functional Den with more built-in California Closet Cabinets and a Murphy Bed, **PLUS** titled UG parking and a Storage Cage. The complex features an **IMPRESSIVE COURT YARD WITH FOUNTAIN** and is loaded with amenities that include: a Fitness Facility with Steam Room, a Theatre Room, an Outdoor Patio, a Party/Recreation Room & a car wash in the parkade. In a great **RIVERBEND** location, **THIS IS WHERE YOU WANT TO LIVE!**

Built in 2004

### **Essential Information**

MLS® #

E4433203



Price	\$296,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	947
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	329 1406 Hodgson Way
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3K1

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Sauna; Swirlpool; Steam, Storage Cage
Parking	Underground

### Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Golf Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill

	Nearby
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	April 28th, 2025
Days on Market	37
Zoning	Zone 14
Condo Fee	\$532

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Listing information last updated on June 4th, 2025 at 5:02am MDT