

\$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 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 |
| 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 | 5 |
| Zoning | Zone 14 |
| Condo Fee | \$776 |

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Listing information last updated on May 9th, 2025 at 6:32am MDT