

# **\$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 | 22               |
| Zoning         | Zone 14          |
| Condo Fee      | \$532            |

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Listing information last updated on May 20th, 2025 at 1:17pm MDT