

## \$395,000 - 131 1406 Hodgson Way, Edmonton

MLS® #E4447219

**\$395,000**

2 Bedroom, 2.00 Bathroom, 1,490 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to the Chateaux at Whitemud, a well-run complex with beautiful courtyard rose gardens. Overlooking a green space, this 1489 sq ft spacious two-bedroom unit also has a den that could be a great hobby room, office or for extra storage. With 9' ceilings, ceramic tile and engineered hardwood floors, this open concept main floor unit has a wonderful island kitchen with granite countertops and newer stainless-steel appliances and large living and dining rooms with ample space for lots of furniture. The huge primary bedroom has a large walk-through closet and 5-piece ensuite. Completing this floor plan is a 2nd bedroom, 3-piece bath and the laundry with new Maytag appliances. Both bedrooms and the living room have access to the lovely covered patio and green space. The building amenities include a fitness centre, carwash, a theatre room and social rooms. Save-On-Foods, Banks, Cafes, Professional Offices and the walking paths of the Whitemud Ravine are close by. It's a must to consider!

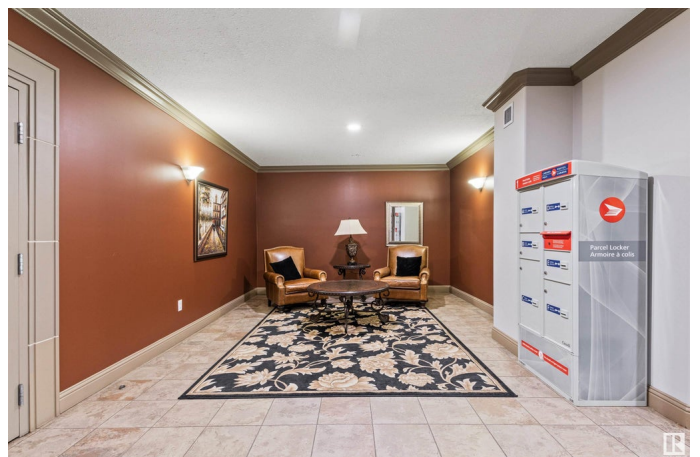
Built in 2004

### Essential Information

MLS® # E4447219

Price \$395,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,490                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 131 1406 Hodgson Way |
| Area        | Edmonton             |
| Subdivision | Hodgson              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3K1              |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Car Wash, Ceiling 9 ft., Parking-Visitor, Party Room, Patio |
| Parking Spaces | 1                                                           |
| Parking        | Underground                                                 |

### Interior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                      |
| Stories           | 1                                                                                                      |
| Has Basement      | Yes                                                                                                    |
| Basement          | None, No Basement                                                                                      |

### Exterior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                                                |
| Exterior Features | Flat Site, Fruit Trees/Shrubs, Golf Nearby, Public Transportation, Shopping Nearby |
| Roof              | EPDM Membrane                                                                      |

|              |                     |
|--------------|---------------------|
| Construction | Wood, Metal, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 9th, 2025 |
| Days on Market | 28             |
| Zoning         | Zone 14        |
| Condo Fee      | \$821          |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 6th, 2025 at 4:47am MDT