

# \$259,800 - 318 1406 Hodgson Way, Edmonton

MLS® #E4423021

**\$259,800**

1 Bedroom, 1.00 Bathroom, 867 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to this stunning 21+ condo, this One-bedroom PLUS DEN unit features extensive upgrades, including a stylish kitchen with stepped maple cabinets, under-cabinet lighting, a black anthracite sink, and premium appliances like a ceramic-top stove and Bosch dishwasher. A tiled backsplash and raised eating bar with extra cabinetry complete the space. The interior shines with engineered Birch hardwood and ceramic tile flooring, while the bathroom offers a jetted tub and separate shower stall. The laundry room includes top-tier front-loading washer and dryer with extra shelving, and there's additional storage in the walk-through closet and underground titled parking stall with a storage cage. Enjoy air conditioning, 9-ft ceilings, and building amenities such as a car wash, theatre room, steam room, hot tub, party room, and plenty of visitor parking. It's ideally located steps from Whitemud Creek walking trails and minutes from the shops and amenities on 23rd Avenue, with easy access to the Anthony Henday.

Built in 2004

## Essential Information

MLS® # E4423021

Price \$259,800



Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	867
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	318 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, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, Storage Cage
Parking	Heated, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dryer, Garage Opener, 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, Stone, Stucco
----------	---------------------

Exterior Features	Golf Nearby, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby
Roof	Tar & Gravel
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 26th, 2025
Days on Market	92
Zoning	Zone 14
Condo Fee	\$463

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 May 29th, 2025 at 3:17pm MDT