

\$629,800 - 408 Hodgson Boulevard, Edmonton

MLS® #E4443683

\$629,800

3 Bedroom, 2.50 Bathroom, 2,246 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Gorgeous custom built 2 storey home located in Hodgson - Steps to Hodgson Park & Whitemud Ravine Trails! This upgraded home boasts 2,246 sqft, 3 bedrooms, 2.5 baths & an oversized double attached garage. Great curb appeal w/ extensive brick exterior. OPEN & BRIGHT with tons of natural light & BRAND NEW luxury vinyl plank flooring & FRESH paint throughout. Spacious foyer w/ a 17' high ceiling; Main floor flex room or office; Cozy living room has a gas fireplace overlooking the huge backyard w/ new SOD. Chef's kitchen boasts loads of maple cabinets, ample counter space, large center island, SS appliances & W/I Pantry. Upstairs has a HUGE bonus room w/ 10' ceiling; Primary bedroom boasts a sitting area, a 4 pc ensuite & a W/I closet & TWO more good sized bedrooms. BRAND NEW carpet; Brand new front/back landscaping. New hot water tank 2024). Walking distance to Terwillegar Heights shopping center and easy access to Terwillegar Rec Center, Whitemud & Anthony Henday.

Built in 2003

Essential Information

MLS® # E4443683

Price \$629,800



| | |
|----------------|------------------------|
| Bedrooms | 3 |
| Bathrooms | 2.50 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,246 |
| Acres | 0.00 |
| Year Built | 2003 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 408 Hodgson Boulevard |
| Area | Edmonton |
| Subdivision | Hodgson |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T6R 3G4 |

Amenities

| | |
|-----------|--|
| Amenities | Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows |
| Parking | Double Garage Attached |

Interior

| | |
|-------------------|---|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating | Forced Air-1, Natural Gas |
| Stories | 2 |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Brick, Vinyl |
| Exterior Features | Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |

| | |
|--------------|--------------------|
| Roof | Asphalt Shingles |
| Construction | Wood, Brick, Vinyl |
| Foundation | Slab |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 21st, 2025 |
| Days on Market | 8 |
| Zoning | Zone 14 |
| HOA Fees | 175 |
| HOA Fees Freq. | Semi-Annually |



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Listing information last updated on June 29th, 2025 at 7:02am MDT