

## \$250,000 - 109 1406 Hodgson Way, Edmonton

MLS® #E4436268

**\$250,000**

1 Bedroom, 1.00 Bathroom, 941 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to prestigious CHATEAUX AT WHITEMUD RIDGE. This main floor 941 sq ft condo has many advantages: Nice workable kitchen, good cupboard space, sink in the center of island looks out onto the dining and living area, mantle/electric fire place, good size living area looking out to the patio. Plenty of sunlight, triple pain windows, and curtains to block out the sun when needed. A good size bedroom with a walk through closet to your four piece bathroom. Laundry room has a newer wash/dryer combo and space for a small freezer, heating/air-condition unit was replaced recently. Den has good space for desk and a day bed. Parking stall #30 has a storage cage in front and is located right below your unit for easy access. Being on the main floor you're close to social room, theater, fitness room. Here you're also close to all amenities: shopping, buses, parks, walkways, easy access to all main Roadways Whitemud Dr, Anthony Henday, Downtown, & Airport all with-in 20 minutes.

Built in 2004

### Essential Information

MLS® # E4436268

Price \$250,000

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	941
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	109 1406 Hodgson Way
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3K1

### **Amenities**

Amenities	Car Wash, Ceiling 9 ft., Detectors Smoke, Exercise Room, Party Room, Patio, Storage Cage, Natural Gas BBQ Hookup
Parking	Underground

### **Interior**

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

### **Exterior**

Exterior	Wood, Fiber Cement, Stone
Exterior Features	Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground

	Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	EPDM Membrane, Tar & Gravel
Construction	Wood, Fiber Cement, Stone
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	May 14th, 2025
Days on Market	23
Zoning	Zone 14
Condo Fee	\$532

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 June 6th, 2025 at 8:32am MDT