

## \$275,000 - 127 1406 Hodgson Way, Edmonton

MLS® #E4440884

**\$275,000**

2 Bedroom, 2.00 Bathroom, 1,095 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to luxury adult living (21+) at The Chateaux at Whitemud Ridge! This spacious GROUND-FLOOR, north-facing 2-bedroom (away from the dust and noise of 23rd Avenue), 2-bath condo offers comfort, convenience, and INCREDIBLE AMENITIES! The open-concept layout features 9'™ ceilings, a bright living room with patio access, and a functional kitchen with upgraded maple cabinets. The primary suite includes a walk-through closet and a 4-piece ensuite with jetted tub. The second bedroom features professionally-installed (but removable) book shelving - perfect for a library or home office! Enjoy in-suite laundry with ample storage, A/C, and secure underground heated parking with storage cage. Building amenities include a full gym, steam room, social room with billiards, shuffleboard, kitchen, theatre, car wash bays, and beautiful courtyard. Located in desirable Hodgson, steps from transit, shopping, restaurants, ravine trails. Low-maintenance living in one of SW Edmonton's most sought-after adult buildings!

Built in 2004

### Essential Information

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Price \$275,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,095
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	127 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., Club House, Detectors Smoke, No Smoking Home, Parking-Visitor, Party Room, Patio, Sauna; Swirlpool; Steam, Storage Cage, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	1
Parking	Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dryer, Garage Opener, Garburator, Hood Fan, Refrigerator, Stove-Countertop Electric, Washer, Window Coverings
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	4
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Landscaped, No Back Lane, No Through Road, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, See Remarks
Roof	SBS Roofing System
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 6th, 2025
Days on Market	38
Zoning	Zone 14
Condo Fee	\$621

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