

\$296,800 - 329 1406 Hodgson Way, Edmonton

MLS® #E4433203

\$296,800

1 Bedroom, 1.00 Bathroom, 947 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

UPGRADED AND "MOVE-IN" READY!

Located in the award-winning Chateaux at Whitemud Ridge, this **OUTSTANDING** 1-bedroom + Den condo features a bright, open plan with 9' ceilings and **VERY EFFECTIVE** use of space. Recently **UPGRADED**, the condo features a great kitchen with Quartz Counters, roll-out shelves, a center island with eating bar, Engineered Hardwood Flooring, New Light Fixtures, and a **HUGE** Master Bedroom with California Closet shelving in the Walk-In closet. Other highlights include a spacious LivingRoom/DiningRoom with **BUILT-IN** shelving, New Blinds, a **BIG BALCONY**, Heat Pump heating with A/C, a functional Den with more built-in California Closet Cabinets and a Murphy Bed, **PLUS** titled UG parking and a Storage Cage. The complex features an **IMPRESSIVE COURT YARD WITH FOUNTAIN** and is loaded with amenities that include: a Fitness Facility with Steam Room, a Theatre Room, an Outdoor Patio, a Party/Recreation Room & a car wash in the parkade. In a great **RIVERBEND** location, **THIS IS WHERE YOU WANT TO LIVE!**

Built in 2004

Essential Information

MLS® #

E4433203



Price	\$296,800
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	947
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	329 1406 Hodgson Way
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3K1

Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Closet Organizers, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Sauna; Swirlpool; Steam, Storage Cage
Parking	Underground

Interior

Appliances	Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings, See Remarks
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, Public Transportation, Schools, Shopping Nearby, Ski Hill

	Nearby
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	April 28th, 2025
Days on Market	56
Zoning	Zone 14
Condo Fee	\$532

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