# \$359,800 - 7 1428 Hodgson Way, Edmonton

MLS® #E4438363

# \$359,800

3 Bedroom, 2.50 Bathroom, 1,288 sqft Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to this beautiful corner unit Half duplex - FORMER SHOWHOME in the heart of Hodgson! Super convenient location -Walking distance to public transit, banks, Restaurants, Tim Hortons & the beautiful whitemud Ravine! Open concept main floor with lots of windows and tons of natural light with west facing backyard and corner windows. Living room has a cozy fireplace; Kitchen has loads of cabinets, center island w/ granite counter tops & newer appliances. Upstairs you will find the spacious primary bedroom with a 3pc Ensuite and TWO more good sized secondary bedrooms & BRAND NEW carpet! The basement is FULLY finished with a large family/entertainment room & plumbing R/I. FRESH paint throughout the main/second floor. Â BRAND NEW hot water tank (May 2025). Home comes w/ central vacuum system. Low condo fees and condo has new shingles (2021) and newer vinyl fence! This is a perfect opportunity to own your affordable home in a prestigious SW neighborhood!

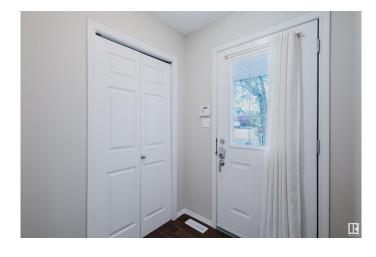


#### **Essential Information**

MLS® # E4438363 Price \$359,800







Bedrooms 3

Bathrooms 2.50

Full Baths 2

Half Baths 1

Square Footage 1,288

Acres 0.00

Year Built 2004

Type Condo / Townhouse

Sub-Type Half Duplex

Style 2 Storey

Status Active

# **Community Information**

Address 7 1428 Hodgson Way

Area Edmonton
Subdivision Hodgson
City Edmonton
County ALBERTA

Province AB

Postal Code T6R 3P8

#### **Amenities**

Amenities Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot

Water Natural Gas, Vinyl Windows

Parking Single Garage Attached

## Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,

Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum

Systems, Washer

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation,

Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Slab

### **Additional Information**

Date Listed May 24th, 2025

Days on Market 17

Zoning Zone 14

HOA Fees 92

HOA Fees Freq. Annually

Condo Fee \$161

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 9th, 2025 at 10:17pm MDT