

\$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 | 50 |
| 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 17th, 2025 at 2:02am MDT