# \$289,900 - 127 1406 Hodgson Way, Edmonton

MLS® #E4440884

## \$289,900

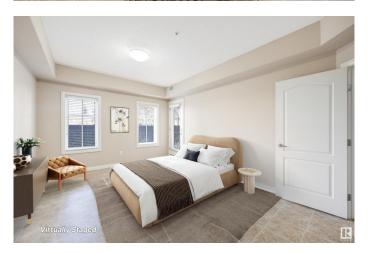
2 Bedroom, 2.00 Bathroom, 1,095 sqft Condo / Townhouse on 0.00 Acres

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**

MLS® # E4440884 Price \$289,900 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, Intercom,

Microwave 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 23

Zoning Zone 14

Condo Fee \$621

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Listing information last updated on June 29th, 2025 at 2:02pm MDT