

Courtesy Of Min Xie Of Initia Real Estate

\$259,800 - 318 1406 Hodgson Way, Edmonton

MLS® #E4423021

\$259,800

1 Bedroom, 1.00 Bathroom, 867 sqft
Condo / Townhouse on 0.00 Acres

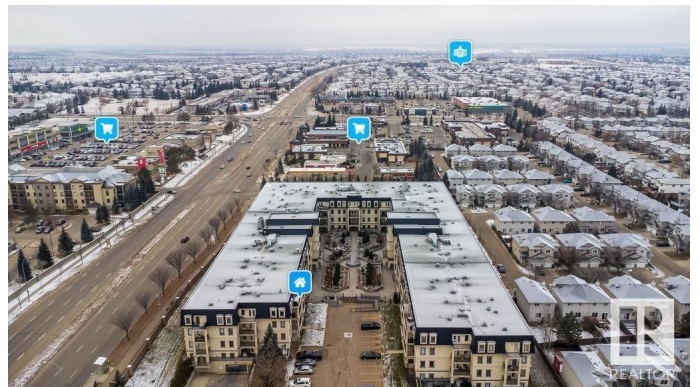
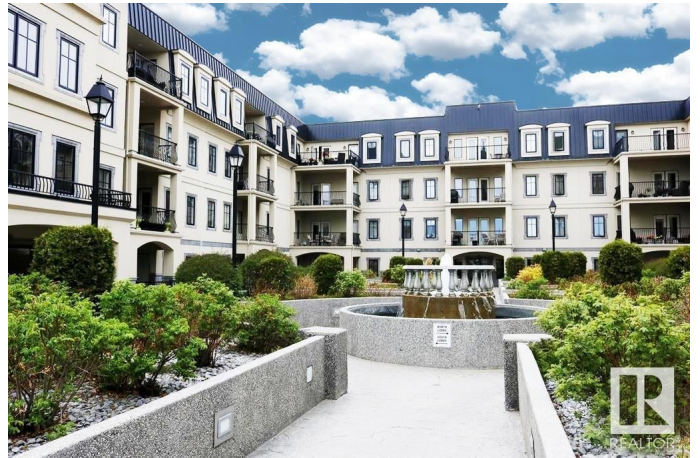
Hodgson, Edmonton, AB

Welcome to this stunning 21+ condo, this One-bedroom PLUS DEN unit features extensive upgrades, including a stylish kitchen with stepped maple cabinets, under-cabinet lighting, a black anthracite sink, and premium appliances like a ceramic-top stove and Bosch dishwasher. A tiled backsplash and raised eating bar with extra cabinetry complete the space. The interior shines with engineered Birch hardwood and ceramic tile flooring, while the bathroom offers a jetted tub and separate shower stall. The laundry room includes top-tier front-loading washer and dryer with extra shelving, and there's additional storage in the walk-through closet and underground titled parking stall with a storage cage. Enjoy air conditioning, 9-ft ceilings, and building amenities such as a car wash, theatre room, steam room, hot tub, party room, and plenty of visitor parking. It's ideally located steps from Whitemud Creek walking trails and minutes from the shops and amenities on 23rd Avenue, with easy access to the Anthony Henday.

Built in 2004

Essential Information

| | |
|--------|-----------|
| MLS® # | E4423021 |
| Price | \$259,800 |



| | |
|----------------|------------------------|
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 867 |
| Acres | 0.00 |
| Year Built | 2004 |
| Type | Condo / Townhouse |
| Sub-Type | Lowrise Apartment |
| Style | Single Level Apartment |
| Status | Active |

Community Information

| | |
|-------------|----------------------|
| Address | 318 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., Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, Storage Cage |
| Parking | Heated, Underground |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Dishwasher - Energy Star, Dryer, Garage Opener, Refrigerator, Stove-Electric, Washer, Window Coverings |
| 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, Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Recreation Use, Schools, Shopping Nearby |
| Roof | Tar & Gravel |
| Construction | Wood, Stone, Stucco |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 26th, 2025 |
| Days on Market | 48 |
| Zoning | Zone 14 |
| Condo Fee | \$463 |

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Listing information last updated on April 15th, 2025 at 1:47am MDT