

Courtesy Of Brooks Tanner Of Terra Realty

## \$269,900 - 330 1406 Hodgson Way, Edmonton

MLS® #E4434480

**\$269,900**

1 Bedroom, 1.00 Bathroom, 943 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to luxury adult living (21+) at The Chateaux at Whitemud Ridge! This 1+den floor plan is about 80ft<sup>2</sup> larger than the base model and you'll notice the difference! Wider, more spacious living room, and a den in which you could fit a bdrm set for guests. This executive suite includes updated kitchen cabinets and stainless-steel appliances as well as 9 ft ceilings and in-suite laundry. U/g parking w/ storage in front. Enjoy relaxing on the large balcony away from the dust & noise of 23ave or cook something up using the natural gas hookup for your BBQ. The master bdrm can fit a full bdrm suite (w/ furniture) and has direct access to the bathroom via a large walk-through closet. Building amenities include a full gym, steam room, social room with billiards, shuffleboard, kitchen, theatre & car wash bays. Located in desirable Hodgson, steps from transit, shopping, restaurants, ravine trails, and easy access to Whitemud Drive and the Henday. Dog-free building. Enjoy low-maintenance living at it's finest!

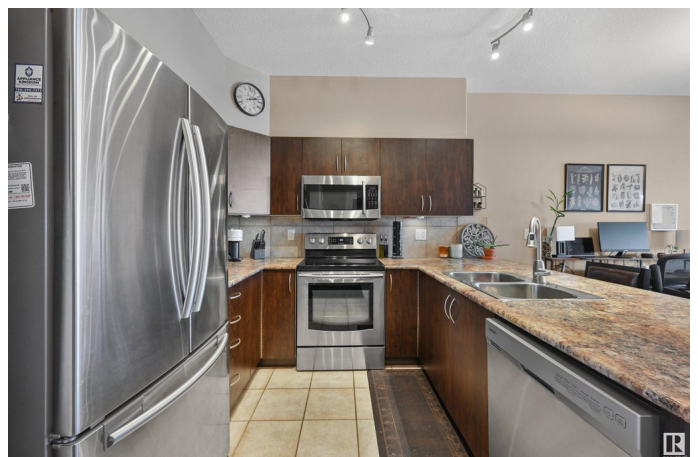
Built in 2004

### Essential Information

MLS® # E4434480

Price \$269,900

Bedrooms 1



Bathrooms	1.00
Full Baths	1
Square Footage	943
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	330 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., Exercise Room, Hot Water Natural Gas, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Recreation Room/Centre, Sauna; Swirlpool; Steam, Secured Parking, Social Rooms, Sprinkler System-Fire, Storage Cage, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Water
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Golf Nearby, Landscaped, No Through Road, Public Transportation, Shopping Nearby, View City, View Downtown
Roof	SBS Roofing System
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed May 5th, 2025

Days on Market 9

Zoning Zone 14

Condo Fee \$532

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Listing information last updated on May 14th, 2025 at 8:17pm MDT