# **\$639,900 - 1609 Hodgson Court, Edmonton**

MLS® #E4445890

#### \$639.900

4 Bedroom, 3.50 Bathroom, 1,893 sqft Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to this beautifully updated two-story home, perfectly located just steps from transit, shopping, and scenic River Valley trails. This well-maintained property offers a double attached garage and a spacious, sun-drenched south-facing deckâ€"ideal for summer entertaining. The fully fenced and finished backyard is a true retreat, complete with flower beds and room to relax or garden. Inside, you'll find a host of thoughtful updates: new appliances (2019), carpet (2022), fresh interior paint (2023), modern counters and lighting (2020), and a stylish new laundry & kitchen flooring (2024). The fully finished basement adds valuable living spaceâ€"perfect for a home office, guest suite, or recreation room. Bright, functional, and move-in ready, this home blends comfort, style, and convenience in one of the city's most accessible locations. Don't miss your chance to live in this established neighbourhood with everything at your doorstep!

Built in 2005

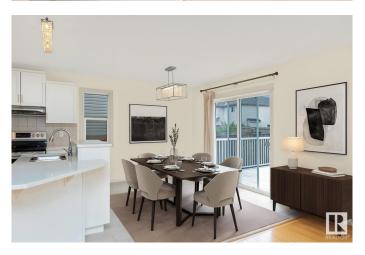
## **Essential Information**

MLS® # E4445890 Price \$639,900

Bedrooms 4







Bathrooms 3.50 Full Baths 3 Half Baths 1

Square Footage 1,893 Acres 0.00 Year Built 2005

Type Single Family

Sub-Type Detached Single Family

Style 2 Storey
Status Active

## **Community Information**

Address 1609 Hodgson Court

Area Edmonton
Subdivision Hodgson
City Edmonton
County ALBERTA

Province AB

Postal Code T6R 3R5

#### **Amenities**

Amenities Deck, No Animal Home, No Smoking Home

Parking Spaces 4

Parking Double Garage Attached

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Garage Control,

Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric,

Washer, Window Coverings

Heating Forced Air-1, Natural Gas

Stories 3

Has Basement Yes

Basement Full, Finished

#### **Exterior**

Exterior Wood, Vinyl

Exterior Features Fenced, Flat Site, Playground Nearby, Public Transportation, Schools,

Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

### **Additional Information**

Date Listed July 4th, 2025

Days on Market 52

Zoning Zone 14

HOA Fees 360

HOA Fees Freq. Annually

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