

## \$395,000 - 131 1406 Hodgson Way, Edmonton

MLS® #E4447219

**\$395,000**

2 Bedroom, 2.00 Bathroom, 1,490 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to the Chateaux at Whitemud, a well-run complex with beautiful courtyard rose gardens. Overlooking a green space, this 1489 sq ft spacious two-bedroom unit also has a den that could be a great hobby room, office or for extra storage. With 9' ceilings, ceramic tile and engineered hardwood floors, this open concept main floor unit has a wonderful island kitchen with granite countertops and newer stainless-steel appliances and large living and dining rooms with ample space for lots of furniture. The huge primary bedroom has a large walk-through closet and 5-piece ensuite. Completing this floor plan is a 2nd bedroom, 3-piece bath and the laundry with new Maytag appliances. Both bedrooms and the living room have access to the lovely covered patio and green space. The building amenities include a fitness centre, carwash, a theatre room and social rooms. Save-On-Foods, Banks, Cafes, Professional Offices and the walking paths of the Whitemud Ravine are close by. It's a must to consider!

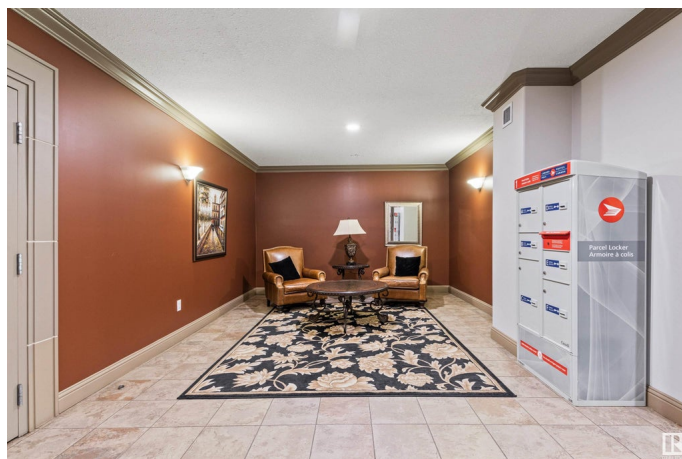
Built in 2004

### Essential Information

MLS® # E4447219

Price \$395,000

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,490
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	131 1406 Hodgson Way
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3K1

### Amenities

Amenities	Car Wash, Ceiling 9 ft., Parking-Visitor, Party Room, Patio
Parking Spaces	1
Parking	Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Microwave Hood Fan, 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, Metal, Stucco
Exterior Features	Flat Site, Fruit Trees/Shrubs, Golf Nearby, Public Transportation, Shopping Nearby
Roof	EPDM Membrane

Construction	Wood, Metal, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 9th, 2025
Days on Market	4
Zoning	Zone 14
Condo Fee	\$821

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Listing information last updated on July 13th, 2025 at 1:47pm MDT