

# \$298,888 - 127 1406 Hodgson Way, Edmonton

MLS® #E4440884

**\$298,888**

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 \$298,888



|                |                        |
|----------------|------------------------|
| 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 | 15             |
| Zoning         | Zone 14        |
| Condo Fee      | \$621          |

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Listing information last updated on June 21st, 2025 at 9:17pm MDT