

## \$250,000 - 109 1406 Hodgson Way, Edmonton

MLS® #E4436268

**\$250,000**

1 Bedroom, 1.00 Bathroom, 941 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to prestigious CHATEAUX AT WHITEMUD RIDGE. This main floor 941 sq ft condo has many advantages: Nice workable kitchen, good cupboard space, sink in the center of island looks out onto the dining and living area, mantle/electric fire place, good size living area looking out to the patio. Plenty of sunlight, triple pain windows, and curtains to block out the sun when needed. A good size bedroom with a walk through closet to your four piece bathroom. Laundry room has a newer wash/dryer combo and space for a small freezer, heating/air-condition unit was replaced recently. Den has good space for desk and a day bed. Parking stall #30 has a storage cage in front and is located right below your unit for easy access. Being on the main floor you're close to social room, theater, fitness room. Here you're also close to all amenities: shopping, buses, parks, walkways, easy access to all main Roadways Whitemud Dr, Anthony Henday, Downtown, & Airport all with-in 20 minutes.

Built in 2004

### Essential Information

MLS® # E4436268

Price \$250,000

Bedrooms 1



|                |                        |
|----------------|------------------------|
| Bathrooms      | 1.00                   |
| Full Baths     | 1                      |
| Square Footage | 941                    |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 109 1406 Hodgson Way |
| Area        | Edmonton             |
| Subdivision | Hodgson              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3K1              |

### **Amenities**

|           |  |
|-----------|--|
| Amenities | Car Wash, Ceiling 9 ft., Detectors Smoke, Exercise Room, Party Room, Patio, Storage Cage, Natural Gas BBQ Hookup |
| Parking   | Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Heat Pump, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Fiber Cement, Stone   |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Low Maintenance Landscape, Playground |

|              |   |
|--------------|---|
|              | Nearby, Public Transportation, Shopping Nearby, See Remarks |
| Roof         | EPDM Membrane, Tar & Gravel                                 |
| Construction | Wood, Fiber Cement, Stone                                   |
| Foundation   | Concrete Perimeter  |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 38             |
| Zoning         | Zone 14        |
| Condo Fee      | \$532          |

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Listing information last updated on June 21st, 2025 at 5:02pm MDT