

## \$292,500 - 101 1406 Hodgson Way, Edmonton

MLS® #E4445601

**\$292,500**

2 Bedroom, 2.00 Bathroom, 1,203 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

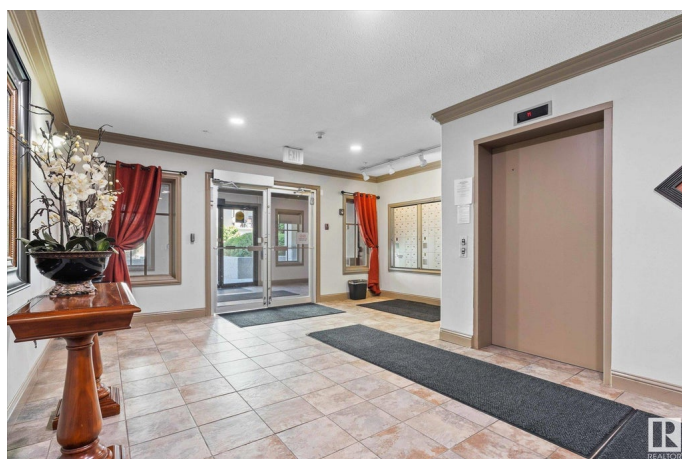
Welcome to The Chateaux at Whitemud Ridge! This conveniently located adult (21+) complex is minutes away from restaurants, shopping, the trails of Whitemud ravine & more! The unit boasts a bright & open floor plan with over 1203 sq.ft., 2 bedrooms, 2 bathrooms, 2 u/g parking stalls (tandem), storage & insuite laundry. Condo has been recently renovated with new laminate flooring thru out main living, dining areas & bedrooms, prof. painted and some new fixtures. The kitchen has dark maple cabinetry, granite counters, s/s appliances & large island with seating for 6! The bedrooms of the unit are spacious, with the primary having a large walk-through closet to the 4-piece ensuite. The second bedroom is also a great size & situated next to the & second 3-piece bathroom. The fabulous balcony off the living room overlooks the courtyard with plenty of room for seating, plants & bbq. This complex has a host of great amenities including a full gym, steam room, games room, party room, car wash bays & theatre room!

Built in 2004

### Essential Information

MLS® # E4445601

Price \$292,500



|                |                        |
|----------------|------------------------|
| Bedrooms       | 2                      |
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,203                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 101 1406 Hodgson Way |
| Area        | Edmonton             |
| Subdivision | Hodgson              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3K1              |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Car Wash, Exercise Room, Intercom, Parking-Visitor, Recreation Room/Centre, Secured Parking, Security Door, Social Rooms, Sprinkler System-Fire, Storage Cage |
| Parking Spaces | 2   |
| Parking        | Tandem, Underground   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer |
| Heating           | Forced Air-1, Heat Pump, Natural Gas   |
| # of Stories      | 4  |
| Stories           | 1  |
| Has Basement      | Yes  |
| Basement          | None, No Basement  |

### Exterior

|          |              |
|----------|--------------|
| Exterior | Wood, Stucco |
|----------|--------------|

|                   |  |
|-------------------|--|
| Exterior Features | Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Tar & Gravel   |
| Construction      | Wood, Stucco   |
| Foundation        | Concrete Perimeter   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 9              |
| Zoning         | Zone 14        |
| Condo Fee      | \$732          |

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Listing information last updated on July 12th, 2025 at 7:32am MDT