

## \$289,900 - 113 1406 Hodgson Way, Edmonton

MLS® #E4433865

**\$289,900**

2 Bedroom, 2.00 Bathroom, 1,110 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

9 foot soaring ceilings welcome you into this main floor unit that faces a green space. Sunny south exposure lets the light inside to bounce off the gleaming hardwood flooring. This unit is very well maintained and much larger than most at 1110 square feet. Upgraded kitchen cabinets include under cabinet lighting and there is an island for extra counter space. Ample storage in the unit plus a storage cage in front of your underground parking stall. The 2nd bedroom / office has a murphy bed (\$4000 value) that will stay to maximize the space. There are two bathrooms including an ensuite off the master. Closet organizers also are included and help utilize every inch of the space. The private patio faces south and also has a gas hookup for your barbeque. Unit has A/C a heat pump system was replaced in the last 2 years. Quick possession is possible. The complex has security cameras, theatre room, exercise facility & 2 car wash bays. Prime location close to the Terwillegar Rec Centre and restaurants

Built in 2004

### Essential Information

MLS® # E4433865

Price \$289,900

Bedrooms 2



Bathrooms	2.00
Full Baths	2
Square Footage	1,110
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	113 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., Exercise Room, Intercom, Parking-Visitor, Party Room, Secured Parking, Social Rooms
Parking Spaces	1
Parking	Single Indoor, Stall, Underground

### Interior

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

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Landscaped, Public Swimming Pool, Public Transportation, Shopping Nearby

Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	2
Zoning	Zone 14
Condo Fee	\$621

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