

# \$658,450 - 1609 Hodgson Court, Edmonton

MLS® #E4445890

**\$658,450**

4 Bedroom, 3.50 Bathroom, 1,893 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to this beautifully updated two-story home, perfectly located just steps from transit, shopping, and scenic River Valley trails. This well-maintained property offers a double attached garage and a spacious, sun-drenched south-facing deck—ideal for summer entertaining. The fully fenced and finished backyard is a true retreat, complete with flower beds and room to relax or garden. Inside, you'll find a host of thoughtful updates: new appliances (2019), carpet (2022), fresh interior paint (2023), modern counters and lighting (2020), and a stylish new laundry & kitchen flooring (2024). The fully finished basement adds valuable living space—perfect for a home office, guest suite, or recreation room. Bright, functional, and move-in ready, this home blends comfort, style, and convenience in one of the city's most accessible locations. Don't miss your chance to live in this established neighbourhood with everything at your doorstep!

Built in 2005

## Essential Information

MLS® # E4445890

Price \$658,450

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,893                  |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 1609 Hodgson Court |
| Area        | Edmonton           |
| Subdivision | Hodgson            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 3R5            |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Deck, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking Spaces | 4   |
| Parking        | Double Garage Attached  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Forced Air-1, Natural Gas   |
| Stories           | 3   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Vinyl   |
| Exterior Features | Fenced, Flat Site, Playground Nearby, Public Transportation, Schools, |

|              |                    |
|--------------|--------------------|
|              | Shopping Nearby    |
| Roof         | Asphalt Shingles   |
| Construction | Wood, Vinyl        |
| Foundation   | Concrete Perimeter |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 8              |
| Zoning         | Zone 14        |
| HOA Fees       | 360            |
| HOA Fees Freq. | Monthly        |

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Listing information last updated on July 12th, 2025 at 8:47pm MDT