

## \$325,000 - 232 1406 Hodgson Way, Edmonton

MLS® #E4456577

**\$325,000**

2 Bedroom, 2.00 Bathroom, 1,116 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

LUXURY ADULT LIVING at Chateau at Whitemud Ridge! This beautifully updated 2 BED, 2 BATH condo offers elegant design and unbeatable location in SW Edmonton—steps to shopping, cafes, trails, transit & Terwillegar Rec Centre, with quick access to the Henday & Whitemud. Inside, you™ll love the spacious layout with 9' ceilings, fresh paint, new carpet & A/C. The chef-inspired kitchen features stainless appliances, pantry, brand new microwave hood fan & large island with eating bar—perfect for entertaining. The bright living room opens to a private balcony. Primary suite boasts a walk-through closet & 4pc ensuite; second bedroom is smartly separated with its own 3pc bath. IN-SUITE LAUNDRY, large storage room, TITLED UNDERGROUND PARKING + STORAGE CAGE included. Upscale amenities: gym, theatre, social room, BBQ patio, security & 2 car wash bays. Stylish, low-maintenance living for professionals or downsizers—this one has it all!

Built in 2004

### Essential Information

MLS® # E4456577

Price \$325,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,116                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 232 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., Detectors Smoke, Exercise Room, Intercom, Parking-Visitor, Party Room, Patio, Security Door, See Remarks, Storage Cage |
| Parking   | Heated, Parkade                                                                                                                                                  |

### Interior

|                   |                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                          |
| Appliances        | Dishwasher-Built-In, Oven-Microwave, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Forced Air-1, Natural Gas                                                                                 |
| # of Stories      | 4                                                                                                         |
| Stories           | 1                                                                                                         |
| Has Basement      | Yes                                                                                                       |
| Basement          | None, No Basement                                                                                         |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                        |
| Exterior Features | Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Metal                                                               |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 6th, 2025 |
| Days on Market | 5                   |
| Zoning         | Zone 14             |
| Condo Fee      | \$621               |

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Listing information last updated on September 11th, 2025 at 9:17am MDT