

## \$315,000 - 213 1406 Hodgson Way, Edmonton

MLS® #E4461938

**\$315,000**

2 Bedroom, 2.00 Bathroom, 1,113 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to Chateaux at Whitemud Ridge located in Edmonton's prestigious SW community of Hodgson. This 2 bedroom, 2 bathroom condo comes with 9' ceiling, 1 titled underground parking stall and a storage cage. This building has an European flare and the courtyard is nestled in the heart of the grounds and a fountain can be enjoyed. The large balcony can be accessed from both the master bedroom or living room doors, and is complete with a gas hook-up. Offering in-suite laundry, quality appliances, granite countertops, and high-end cabinets. The living room is large and open to the deck, dinette and kitchen. This quiet adult building has an age restriction of 21 years old and up, and is wonderfully equipped with amenities including gym, swirl pool, steam room, sauna, party room with barbecue area, media room, and theatre. Walking distance to ravine trails, and easy driving access to the Anthony Henday, Whitemud Drive, and the airport. Enjoy the luxury and comfort of maintenance-free living.

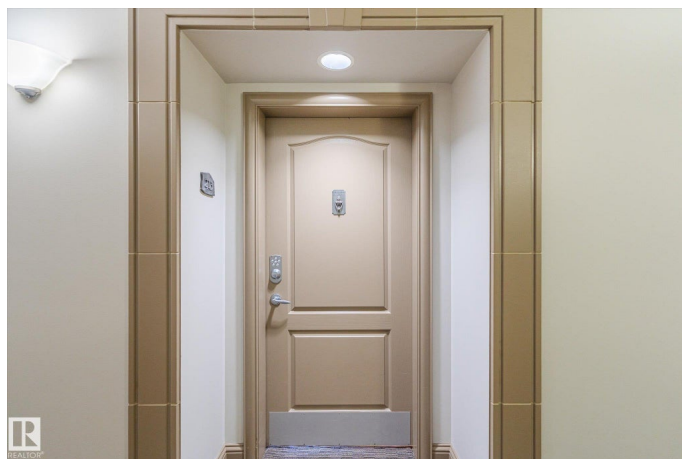
Built in 2004

### Essential Information

MLS® # E4461938

Price \$315,000

Bedrooms 2



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,113                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 213 1406 Hodgson Way |
| Area        | Edmonton             |
| Subdivision | Hodgson              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3N1              |

### Amenities

|                |                                                                                                                                                                              |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 9 ft., Closet Organizers, Deck, Detectors Smoke, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Sauna; Swirlpool; Steam, Security Door |
| Parking Spaces | 1                                                                                                                                                                            |
| Parking        | Heated, Underground                                                                                                                                                          |

### Interior

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

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                      |
| Exterior Features | Low Maintenance Landscape, No Through Road, Public Swimming Pool, |

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

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 13th, 2025 |
| Days on Market | 39                 |
| Zoning         | Zone 14            |
| Condo Fee      | \$621              |

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Listing information last updated on November 20th, 2025 at 11:17pm MST