

\$400,000 - 134 1406 Hodgson Way, Edmonton

MLS® #E4450925

\$400,000

2 Bedroom, 2.00 Bathroom, 1,369 sqft
Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Spacious Luxury Living in a Prime Location!

Discover one of the largest and most desirable units in the complex – a beautifully appointed 2 bedroom plus den, 2 bathroom home featuring two titled parking stalls and upgraded appliances and finishes. The den is large enough to imagine a new hobby, have a comfortable home office, or even use it as a third bedroom! The best part? It’s maintenance-free, and there’s an amazing on site person, so you can spend your weekends enjoying amenities like the gym, movie theatre, BBQ area, social room, or car wash – not fixing leaky faucets. Oh, and did we mention you’re just steps from the stunning river valley, with groceries, restaurants, and shopping conveniently down the street? A rare opportunity for those seeking space, style, and lifestyle all in one!

Built in 2004

Essential Information

MLS® #	E4450925
Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,369
Acres	0.00



Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

Community Information

Address	134 1406 Hodgson Way
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3K1

Amenities

Amenities	Off Street Parking, Air Conditioner, Car Wash, Closet Organizers, Exercise Room, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Patio, Sauna; Swirlpool; Steam, Social Rooms, See Remarks, Natural Gas BBQ Hookup
Parking Spaces	2
Parking	Underground, See Remarks

Interior

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

Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Gated Community, Landscaped, Picnic Area, Private Setting, Shopping Nearby
Roof	SBS Roofing System
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

Additional Information

Date Listed	August 1st, 2025
Days on Market	9
Zoning	Zone 14
Condo Fee	\$810

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 10th, 2025 at 5:02pm MDT