

# \$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 | 12               |
| 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 13th, 2025 at 1:32am MDT