

## \$359,800 - 7 1428 Hodgson Way, Edmonton

MLS® #E4437533

**\$359,800**

3 Bedroom, 2.50 Bathroom, 1,288 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to this beautiful corner unit Half duplex - FORMER SHOWHOME in the heart of Hodgson! Super convenient location - Walking distance to public transit, banks, Restaurants, Tim Hortons & the beautiful whitemud Ravine! Open concept main floor with lots of windows and tons of natural light with west facing backyard and corner windows. Living room has a cozy fireplace; Kitchen has loads of cabinets, center island w/ granite counter tops & newer appliances. Upstairs you will find the spacious primary bedroom with a 3pc Ensuite and TWO more good sized secondary bedrooms & BRAND NEW carpet! The basement is FULLY finished with a large family/entertainment room & plumbing R/I. FRESH paint throughout the main/second floor.Â Â BRAND NEW hot water tank (May 2025). Home comes w/ central vacuum system. Low condo fees and condo has new shinglesÂ (2021) and newer vinyl fence! This is a perfect opportunityÂ to own your affordable home in a prestigious SW neighborhood!

Built in 2004

### Essential Information

MLS® # E4437533

Price \$359,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,288
Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	7 1428 Hodgson Way
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3P8

### Amenities

Amenities	Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows
Parking	Single Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation,

	Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Slab

### **Additional Information**

Date Listed	May 21st, 2025
Days on Market	1
Zoning	Zone 14
HOA Fees	92
HOA Fees Freq.	Annually
Condo Fee	\$161

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Listing information last updated on May 22nd, 2025 at 3:02am MDT