

## \$375,000 - 56 1428 Hodgson Way, Edmonton

MLS® #E4453320

**\$375,000**

2 Bedroom, 3.00 Bathroom, 1,215 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Endless possibilities in this fabulous townhouse tucked away on a quiet street. The main floor offers an open concept great room with the living and dining areas off the kitchen which features an island and lots of cupboard and counter space. Upstairs are 2 primary bedrooms, each with a walk in closet. Very spacious! 2 full baths upstairs along with upper floor laundry which is super convenient. Downstairs features another kitchen area along with another washer and dryer set just off the utility room. Along with a second fridge this unit offers 8 major appliances! There's a 2 piece bath in the main floor entrance that is separated from the main floor by an additional door. There's also a shower downstairs. Are the wheels turning a bit? Central air conditioning will keep everyone nice and cool in the summer time. There's also a lovely deck in the fully fenced backyard and a single attached garage. Easy access to shopping and major arteries. A great investment!

Built in 2004

### Essential Information

MLS® # E4453320

Price \$375,000

Bedrooms 2

Bathrooms 3.00



|                |                   |
|----------------|-------------------|
| Full Baths     | 2                 |
| Half Baths     | 2                 |
| Square Footage | 1,215             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Townhouse         |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 56 1428 Hodgson Way |
| Area        | Edmonton            |
| Subdivision | Hodgson             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 3P8             |

### Amenities

|           |                                                                                                                       |
|-----------|-----------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Smart/Program. Thermostat |
| Parking   | Single Garage Attached                                                                                                |

### Interior

|                   |                                                                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Electric, Window Coverings, Dryer-Two, Refrigerators-Two, Washers-Two |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                                           |
| Stories           | 3                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                      |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                                               |
| Exterior Features | Fenced, Landscaped, No Back Lane, No Through Road, Public Transportation, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |

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

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 20                |
| Zoning         | Zone 14           |
| HOA Fees       | 92                |
| HOA Fees Freq. | Annually          |
| Condo Fee      | \$161             |

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Listing information last updated on September 4th, 2025 at 8:48am MDT