

## **\$333,800 - 39 1428 Hodgson Way, Edmonton**

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MLS® #E4431186

**\$333,800**

3 Bedroom, 1.50 Bathroom, 1,282 sqft

Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

**BEST VALUE for an INVESTMENT Property!**  
Affordably priced so you can add your personal touches. Wonderful 3 bdrm 2 storey half duplex condo in Whitemud Terrace located in the ever convenient community of Hodgson! With nearly 1,300sf this home boasts loads of natural light, neutral tones & the open great room layout is perfect for entertaining. The cozy living room features a tile FP where you can snuggle up for family movie nights on those cool evenings. The kitchen features ample amount of cabinetry, tons of counter space & a granite island. The upper level has three large bedrooms and a 4-piece bathroom. Fenced yard w/deck. The FULLY finished bsmt has a huge rec rm, laundry rm & additional storage space as well. Great location saves you 15-20 min commute downtown versus living south of the Henday & just steps to the park, pond, ravine trails, schools, transit, shopping & Rec Center. Nothing to do but move in and enjoy! Quick possession available!



Built in 2005

### **Essential Information**

MLS® #                      E4431186

Price                        \$333,800

Bedrooms                3

Bathrooms	1.50
Full Baths	1
Half Baths	1
Square Footage	1,282
Acres	0.00
Year Built	2005
Type	Condo / Townhouse
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### Community Information

Address	39 1428 Hodgson Way
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3P8

### Amenities

Amenities	Deck
Parking	Single Garage Attached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Airport Nearby, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl

Foundation                Concrete Perimeter

**School Information**

Elementary                JosephMacniel/BGardens  
Middle                      JosephMacniel/Riverbend  
High                        MMM/LillianOsborne

**Additional Information**

Date Listed                April 16th, 2025  
Days on Market        4  
Zoning                      Zone 14  
Condo Fee                \$161

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