

## **\$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	2
Zoning	Zone 14
HOA Fees	92
HOA Fees Freq.	Annually
Condo Fee	\$161

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 17th, 2025 at 1:47pm MDT