

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

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                15  
Zoning                              Zone 14  
Condo Fee                        \$161

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