# \$199,900 - 406 13908 136 Street, Edmonton

MLS® #E4426189

#### \$199,900

2 Bedroom, 2.00 Bathroom, 794 sqft Condo / Townhouse on 0.00 Acres

Hudson, Edmonton, AB

Top-floor living in Hudson Village! This 2-bedroom, 2-bathroom condo offers 793.92 sq ft of open-concept space with in-suite laundry, a storage room, and a private balcony with a natural gas hookup for your BBQ. Enjoy enhanced privacy, better views, and added desirability from the fourth floor. The carpet-free interior provides a modern, low-maintenance living space. The primary bedroom features a walk-through closet leading to a 4-piece ensuite, while the second bedroom is thoughtfully separated for privacy. Includes a heated underground parking stall, car wash bay, and bicycle storage. Condo fees cover heat, water, and ELECTRICITY for added value. Steps from Skyview Power Centre, shopping, dining, gyms, and transit, with quick access to the Henday, St. Albert Trail, and Yellowhead. Nearby parks, trails, and lakes offer outdoor enjoyment. Currently tenantedâ€"an excellent investment opportunity with immediate rental income!

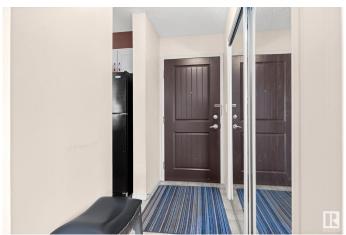
Built in 2005

# **Essential Information**

MLS® # E4426189 Price \$199,900

Bedrooms 2
Bathrooms 2.00







Full Baths 2

Square Footage 794

Acres 0.00

Year Built 2005

Type Condo / Townhouse Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 406 13908 136 Street

Area Edmonton
Subdivision Hudson
City Edmonton
County ALBERTA

Province AB

Postal Code T6V 1Y4

### **Amenities**

Amenities Intercom, No Animal Home, No Smoking Home, Parking-Visitor,

Secured Parking, Security Door, Natural Gas BBQ Hookup

Parking Spaces 1

Parking Heated, Underground

#### Interior

Interior Features ensuite bathroom

Appliances Dishwasher-Built-In, Garburator, Microwave Hood Fan, Refrigerator,

Stacked Washer/Dryer, Stove-Electric, Window Coverings

Heating Baseboard, Natural Gas

# of Stories 4
Stories 1

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood, Brick, Stucco

Exterior Features Public Transportation, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood, Brick, Stucco

Foundation Concrete Perimeter

## **School Information**

Elementary Hilwie Hamdon School
Middle Hilwie Hamdon School
High Ross Sheppard School

#### **Additional Information**

Date Listed March 18th, 2025

Days on Market 45

Zoning Zone 27 Condo Fee \$574

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 May 1st, 2025 at 10:02pm MDT