

## \$359,800 - 7 1428 Hodgson Way, Edmonton

MLS® #E4438363

**\$359,800**

3 Bedroom, 2.50 Bathroom, 1,288 sqft  
Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to this beautiful corner unit Half duplex - FORMER SHOWHOME in the heart of Hodgson! Super convenient location - Walking distance to public transit, banks, Restaurants, Tim Hortons & the beautiful whitemud Ravine! Open concept main floor with lots of windows and tons of natural light with west facing backyard and corner windows. Living room has a cozy fireplace; Kitchen has loads of cabinets, center island w/ granite counter tops & newer appliances. Upstairs you will find the spacious primary bedroom with a 3pc Ensuite and TWO more good sized secondary bedrooms & BRAND NEW carpet! The basement is FULLY finished with a large family/entertainment room & plumbing R/I. FRESH paint throughout the main/second floor.Â Â BRAND NEW hot water tank (May 2025). Home comes w/ central vacuum system. Low condo fees and condo has new shinglesÂ (2021) and newer vinyl fence! This is a perfect opportunityÂ to own your affordable home in a prestigious SW neighborhood!

Built in 2004

### Essential Information

MLS® # E4438363

Price \$359,800



|                |                   |
|----------------|-------------------|
| Bedrooms       | 3                 |
| Bathrooms      | 2.50              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,288             |
| Acres          | 0.00              |
| Year Built     | 2004              |
| Type           | Condo / Townhouse |
| Sub-Type       | Half Duplex       |
| Style          | 2 Storey          |
| Status         | Active            |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 7 1428 Hodgson Way |
| Area        | Edmonton           |
| Subdivision | Hodgson            |
| City        | Edmonton           |
| County      | ALBERTA            |
| Province    | AB                 |
| Postal Code | T6R 3P8            |

### Amenities

|           |                                                                                                    |
|-----------|----------------------------------------------------------------------------------------------------|
| Amenities | Off Street Parking, On Street Parking, Deck, Detectors Smoke, Hot Water Natural Gas, Vinyl Windows |
| Parking   | Single Garage Attached                                                                             |

### Interior

|                   |                                                                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                     |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer |
| Heating           | Forced Air-1, Natural Gas                                                                                                                            |
| Stories           | 3                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                  |
| Basement          | Full, Finished                                                                                                                                       |

### Exterior

|                   |                                                                   |
|-------------------|-------------------------------------------------------------------|
| Exterior          | Wood, Vinyl                                                       |
| Exterior Features | Corner Lot, Fenced, Flat Site, Landscaped, Public Transportation, |

|              |                          |
|--------------|--------------------------|
|              | Schools, Shopping Nearby |
| Roof         | Asphalt Shingles         |
| Construction | Wood, Vinyl              |
| Foundation   | Slab                     |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 24th, 2025 |
| Days on Market | 25             |
| Zoning         | Zone 14        |
| HOA Fees       | 92             |
| HOA Fees Freq. | Annually       |
| Condo Fee      | \$161          |

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Listing information last updated on June 18th, 2025 at 4:32am MDT