

# \$266,000 - 432 1406 Hodgson Way, Edmonton

MLS® #E4424917

**\$266,000**

2 Bedroom, 2.00 Bathroom, 1,119 sqft  
Condo / Townhouse on 0.00 Acres

Hodgson, Edmonton, AB

TOP-FLOOR 2 BED, 2 BATH CONDO –“ FORECLOSURE OPPORTUNITY! Discover an incredible opportunity to own in THE CHATEAUX AT WHITEMUD RIDGE, a sought-after 21+ condo community in an UNBEATABLE LOCATION. This TOP-FLOOR unit is part of a FORECLOSURE SALE, offering great potential for buyers looking to invest or customize their dream space. The building itself is packed with FANTASTIC AMENITIES, including A CAR WASH, THEATRE ROOM, STEAM ROOM, HOT TUB, PARTY ROOM, and plenty of visitor parking. Enjoy A PRIME LOCATION just steps from WHITEMUD CREEK WALKING TRAILS, perfect for outdoor enthusiasts. Plus, you're only minutes from the SHOPPING, DINING, AND AMENITIES ON 23RD AVENUE, with EASY ACCESS TO THE ANTHONY HENDAY for effortless commuting.

Built in 2004

## Essential Information

MLS® #	E4424917
Price	\$266,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,119



Acres	0.00
Year Built	2004
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### **Community Information**

Address	432 1406 Hodgson Way
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 1K3

### **Amenities**

Amenities	Car Wash, Recreation Room/Centre
Parking	Underground

### **Interior**

Interior Features	ensuite bathroom
Appliances	See Remarks
Heating	Heat Pump, Natural Gas
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### **Exterior**

Exterior	Wood, Stone, Stucco
Exterior Features	Landscaped, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	EPDM Membrane
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	March 10th, 2025
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Days on Market	4
Zoning	Zone 14
Foreclosure	Yes
RE / Bank Owned	Yes
Condo Fee	\$621

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