

Courtesy Of Paul S Lamba Of MaxWell Polaris

# \$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 |
|-------------|------------------|

|                 |         |
|-----------------|---------|
| Days on Market  | 4       |
| Zoning          | Zone 14 |
| Foreclosure     | Yes     |
| RE / Bank Owned | Yes     |
| Condo Fee       | \$621   |

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Listing information last updated on March 13th, 2025 at 10:17pm MDT