

## **\$629,800 - 408 Hodgson Boulevard, Edmonton**

MLS® #E4443683

**\$629,800**

3 Bedroom, 2.50 Bathroom, 2,246 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Gorgeous custom built 2 storey home located in Hodgson - Steps to Hodgson Park & Whitemud Ravine Trails! This upgraded home boasts 2,246 sqft, 3 bedrooms, 2.5 baths & an oversized double attached garage. Great curb appeal w/ extensive brick exterior. OPEN & BRIGHT with tons of natural light & BRAND NEW luxury vinyl plank flooring & FRESH paint throughout. Spacious foyer w/ a 17' high ceiling; Main floor flex room or office; Cozy living room has a gas fireplace overlooking the huge backyard w/ new SOD. Chef's kitchen boasts loads of maple cabinets, ample counter space, large center island, SS appliances & W/I Pantry. Upstairs has a HUGE bonus room w/ 10' ceiling; Primary bedroom boasts a sitting area, a 4 pc ensuite & a W/I closet & TWO more good sized bedrooms. BRAND NEW carpet; Brand new front/back landscaping. New hot water tank 2024). Walking distance to Terwillegar Heights shopping center and easy access to Terwillegar Rec Center, Whitemud & Anthony Henday.

Built in 2003

### **Essential Information**

MLS® # E4443683

Price \$629,800



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	2,246
Acres	0.00
Year Built	2003
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	408 Hodgson Boulevard
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3G4

### Amenities

Amenities	Deck, Detectors Smoke, Hot Water Natural Gas, Vaulted Ceiling, Vinyl Windows
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Fenced, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby

Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Slab

**Additional Information**

Date Listed	June 21st, 2025
Days on Market	5
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Semi-Annually



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