

\$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	7
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Semi-Annually



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