

## \$800,000 - 1710 Hodgson Place, Edmonton

MLS® #E4442741

**\$800,000**

4 Bedroom, 3.50 Bathroom, 2,484 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

As you enter, you're welcomed by a spacious living room with ample space for a dining area. A convenient den/office offers privacy for work or can serve as an additional sitting area for guests, complemented by a nearby half bath. Further into the main floor is a Family room featuring a cozy gas fireplace—perfect for relaxing. The kitchen boasts abundant cabinetry, a pantry, and a granite center island, all enhanced by large windows that fill the space with natural light. Upstairs, you'll find a versatile Bonus room ideal for gatherings, two generously sized bedrooms, a full bathroom, and a spacious primary bedroom complete with a walk-in closet and ensuite washroom with a Jacuzzi tub. The fully finished basement offers a large family room, one bedroom, and another full bathroom—ideal for extended family or guests. Located near bus stops, a recreation center, parks, and shopping, this well-maintained home is move-in ready. Nothing more to ask for—come and see it for yourself!

Built in 2005

### Essential Information

MLS® # E4442741

Price \$800,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,484
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1710 Hodgson Place
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3R6

### Amenities

Amenities	Air Conditioner, Deck
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum System Attachments, Washer
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Glass Door
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Vinyl
----------	--------------------

Exterior Features	Playground Nearby, Public Transportation, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	June 17th, 2025
Days on Market	41
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 28th, 2025 at 12:03pm MDT