



## Edmonton Alberta

\$768,800

Desirable SW Hodgson corner lot. Nestled across from Hodgson Wetland Park & just steps to Whitemud Creek Ravine. PROFESSIONALLY PAINTED April 2026. Grand vaulted foyer w/ plenty of natural light & large office (or bdrm) upon entrance. Kitchen features stainless steel appliances (Kitchen Aid wall oven/Dacor stove) & walk-in pantry. Cozy living rm w/ gas fireplace. Main level complete w/ 3PC BTHRM & spacious mudrm w/ laundry. Upstairs boasts a huge bonus room, 2 spare bdrms & spacious primary retreat w/ ensuite & walk-in closet. Basement finished w/ 4th bdrm, full bthrm, rec space & flex area. This corner lot offers partial park views from the yard + has plenty of deck space to enjoy w/ pergola & hot tub. Cozy front porch & oversized garage w/ SIDE ENTRANCE. Features: 9' ceiling, hot water on demand & AC. Great school designations & proximity to Hodgson Park & ravine walking trails. Terwillegar Rec Centre, transit & easy access to major arteries. Plus shopping & dining at nearby neighborhood squares! (id:6769)

Family room 5.58 m X 4.33 m

Bedroom 4 3.38 m X 3.23 m

Living room 4.54 m X 4.27 m

Dining room 3.02 m X 2.9 m

Kitchen 5.18 m X 2.74 m

Den 4.11 m X 2.93 m

Laundry room Measurements not available

Primary Bedroom 5.18 m X 3.96 m

Bedroom 2 3.84 m X 2.83 m

Bedroom 3 4.05 m X 2.83 m

Bonus Room 5.21 m X 4.15 m

Listing Presented By:



Originally Listed by:  
RE/MAX Elite

<http://www.alangee.com/>



**RE/MAX River City**

13120 St Albert Trail NW,  
Edmonton, AB, T5L4P6

Phone: 780-982-1119  
ahmadsai@remax.net

The property information on this website is derived from the Canadian Real Estate Association's Data Distribution Facility (DDF®). DDF® references real estate listings held by various brokerage firms and franchisees. The accuracy of information is not guaranteed and should be independently verified. The trademarks REALTOR®, REALTORS® and the REALTOR® logo are controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by CREA and identify the quality of services provided by real estate professionals who are members of CREA.