

# \$648,450 - 1609 Hodgson Court, Edmonton

MLS® #E4445890

**\$648,450**

4 Bedroom, 3.50 Bathroom, 1,893 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to this beautifully updated two-story home, perfectly located just steps from transit, shopping, and scenic River Valley trails. This well-maintained property offers a double attached garage and a spacious, sun-drenched south-facing deck—ideal for summer entertaining. The fully fenced and finished backyard is a true retreat, complete with flower beds and room to relax or garden. Inside, you'll find a host of thoughtful updates: new appliances (2019), carpet (2022), fresh interior paint (2023), modern counters and lighting (2020), and a stylish new laundry & kitchen flooring (2024). The fully finished basement adds valuable living space—perfect for a home office, guest suite, or recreation room. Bright, functional, and move-in ready, this home blends comfort, style, and convenience in one of the city's most accessible locations. Don't miss your chance to live in this established neighbourhood with everything at your doorstep!

Built in 2005

## Essential Information

MLS® # E4445890

Price \$648,450

Bedrooms 4



Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,893
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	1609 Hodgson Court
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3R5

### Amenities

Amenities	Deck, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher - Energy Star, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

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

Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	July 4th, 2025
Days on Market	26
Zoning	Zone 14
HOA Fees	360
HOA Fees Freq.	Annually

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