

## \$785,000 - 1710 Hodgson Place, Edmonton

MLS® #E4442741

**\$785,000**

4 Bedroom, 3.50 Bathroom, 2,484 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

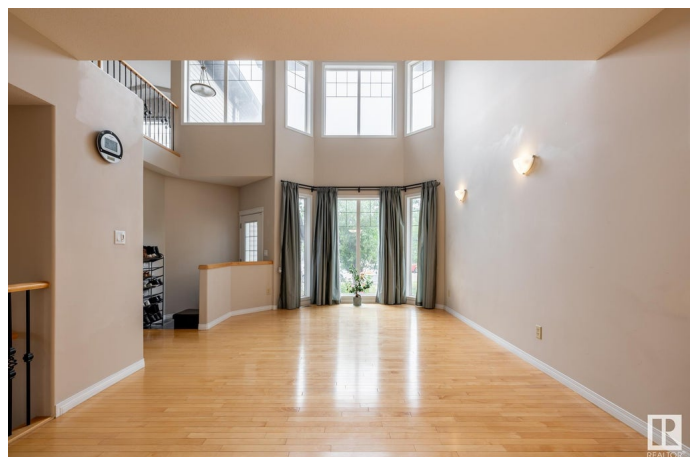
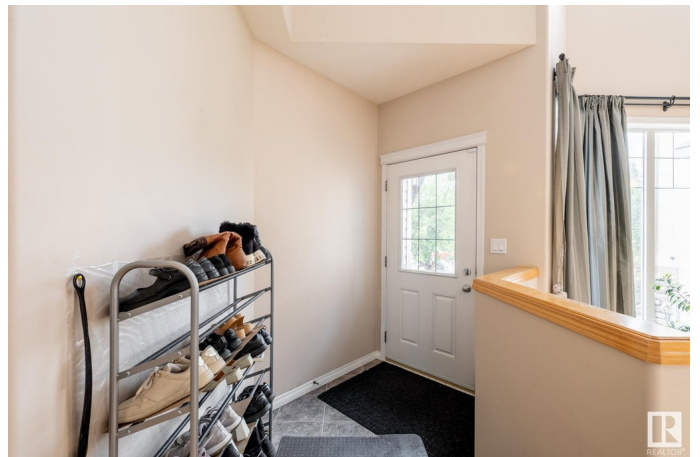
As you enter, you're welcomed by a spacious living room with ample space for a dining area. A convenient den/office offers privacy for work or can serve as an additional sitting area for guests, complemented by a nearby half bath. Further into the main floor is a Family room featuring a cozy gas fireplace—perfect 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 \$785,000



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
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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	56
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on August 12th, 2025 at 6:47am MDT