

## \$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

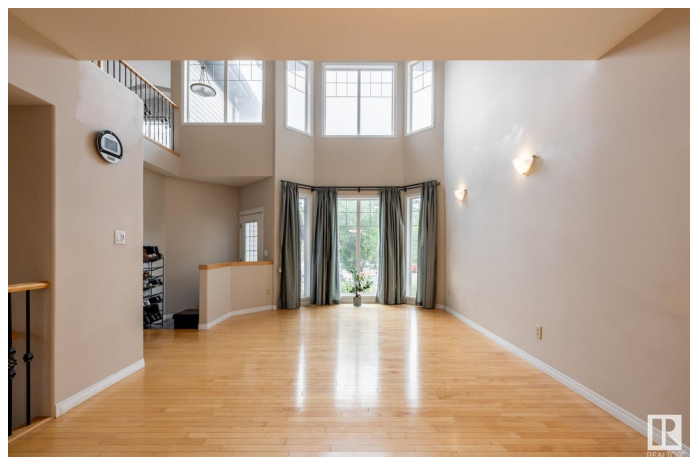
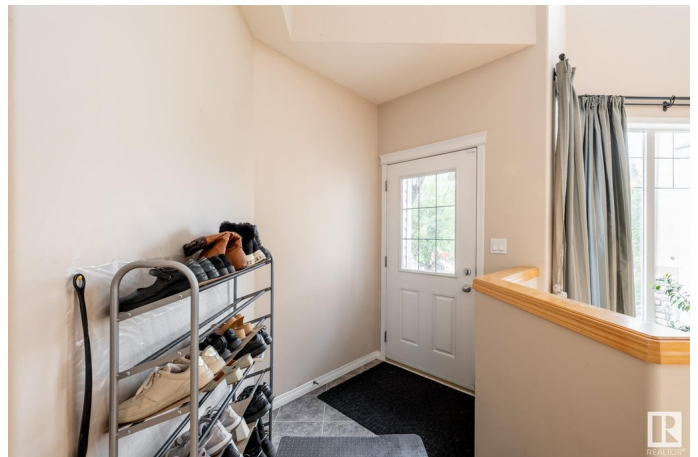
As you enter, you're welcomed by a spacious living room with ample space for a dining area. A convenient den/office offers privacy for work or can serve as an additional sitting area for guests, complemented by a nearby half bath. Further into the main floor is a Family room featuring a cozy gas fireplace—perfect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

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| 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 | 71              |
| 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 August 27th, 2025 at 2:47am MDT