

## \$780,000 - 466 Hodgson Boulevard, Edmonton

MLS® #E4454192

**\$780,000**

5 Bedroom, 4.00 Bathroom, 2,742 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Nearly 4000sf of total living space on 3 levels, including fully finished walkout. Serene location in Hodgson backing directly onto pond & greenspace.

Traditional floorplan featuring 18' ceilings in foyer & great room. Spotless Brazilian cherry hardwood opens the floorplan into the formal dining room which will seat 10 for gatherings, offers a wet bar & ceiling detail. Oak kitchen with plenty of cabinetry & prep counters. Secondary main floor kitchen, spacious dining nook & direct access to upper level deck & views of pond. Family room with sided fireplace, ample seating space & decorative columns/arch ways. Convenient main floor bedroom & 4pc bathroom. Upper level loft for tech station or library. Massive primary bedroom with gas fireplace, lounge area/office space, 5pc ensuite & walk-in closet. 2 additional bedrooms & 3pc bathroom w/steam shower for a growing family. Walkout level is perfect for home entertainment, providing multiple areas for games/billiards & movie nights. Upgraded mechanicals & roof.

Built in 2004

### Essential Information

MLS® # E4454192

Price \$780,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,742                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 466 Hodgson Boulevard |
| Area        | Edmonton              |
| Subdivision | Hodgson               |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T6R 3G5               |

### Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Patio, Walkout Basement, Wall Unit-Built-In, Wet Bar, See Remarks |
| Parking Spaces | 4                                                                                                                          |
| Parking        | Double Garage Attached                                                                                                     |
| Is Waterfront  | Yes                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Refrigerator, Storage Shed, Washer, Window Coverings, See Remarks, Stoves-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                              |
| Fireplaces        | Mantel, Three Sided                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                                   |

### Exterior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                |
| Exterior Features | Backs Onto Park/Trees, Fenced, Landscaped, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, Stream/Pond, See Remarks |
| Roof              | Asphalt Shingles                                                                                                                                            |
| Construction      | Wood, Stucco                                                                                                                                                |
| Foundation        | Concrete Perimeter                                                                                                                                          |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | Arch JosephMacNeil/Brander |
| Middle     | Arch JosephMacNeil/Brander |
| High       | Lillian O/MotherMargaretM  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 21st, 2025 |
| Days on Market | 7                 |
| 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 28th, 2025 at 1:02am MDT