

\$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	3
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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