

\$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 | 2 |
| Zoning | Zone 14 |
| HOA Fees | 175 |
| HOA Fees Freq. | Annually |

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Listing information last updated on August 23rd, 2025 at 2:17am MDT