

## \$199,900 - 406 13908 136 Street, Edmonton

MLS® #E4426189

**\$199,900**

2 Bedroom, 2.00 Bathroom, 794 sqft

Condo / Townhouse on 0.00 Acres

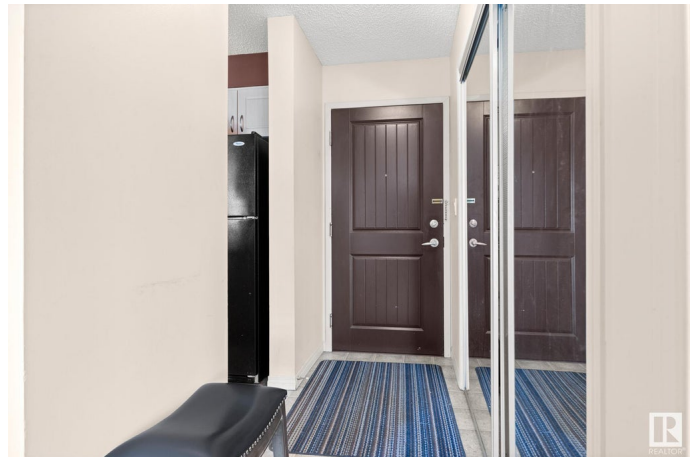
Hudson, Edmonton, AB

Top-floor living in Hudson Village! This 2-bedroom, 2-bathroom condo offers 793.92 sq ft of open-concept space with in-suite laundry, a storage room, and a private balcony with a natural gas hookup for your BBQ. Enjoy enhanced privacy, better views, and added desirability from the fourth floor. The carpet-free interior provides a modern, low-maintenance living space. The primary bedroom features a walk-through closet leading to a 4-piece ensuite, while the second bedroom is thoughtfully separated for privacy. Includes a heated underground parking stall, car wash bay, and bicycle storage. Condo fees cover heat, water, and ELECTRICITY for added value. Steps from Skyview Power Centre, shopping, dining, gyms, and transit, with quick access to the Henday, St. Albert Trail, and Yellowhead. Nearby parks, trails, and lakes offer outdoor enjoyment. Currently tenantedâ€”an excellent investment opportunity with immediate rental income!

Built in 2005

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4426189  |
| Price     | \$199,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Square Footage | 794                    |
| Acres          | 0.00                   |
| Year Built     | 2005                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 406 13908 136 Street |
| Area        | Edmonton             |
| Subdivision | Hudson               |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6V 1Y4              |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Intercom, No Animal Home, No Smoking Home, Parking-Visitor, Secured Parking, Security Door, Natural Gas BBQ Hookup |
| Parking Spaces | 1  |
| Parking        | Heated, Underground  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | ensuite bathroom  |
| Appliances        | Dishwasher-Built-In, Garburator, Microwave Hood Fan, Refrigerator, Stacked Washer/Dryer, Stove-Electric, Window Coverings |
| Heating           | Baseboard, Natural Gas  |
| # of Stories      | 4   |
| Stories           | 1   |
| Has Basement      | Yes   |
| Basement          | None, No Basement   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Stucco                             |
| Exterior Features | Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                |
| Construction      | Wood, Brick, Stucco                             |

Foundation                      Concrete Perimeter

**School Information**

Elementary                      Hilwie Hamdon School  
Middle                              Hilwie Hamdon School  
High                                 Ross Sheppard School

**Additional Information**

Date Listed                      March 18th, 2025  
Days on Market                34  
Zoning                              Zone 27  
Condo Fee                        \$574

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