

## \$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                43  
Zoning                              Zone 27  
Condo Fee                        \$574

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