

## **\$875,000 - 946 Hollingsworth Bend, Edmonton**

---

MLS® #E4420679

**\$875,000**

4 Bedroom, 3.50 Bathroom, 2,788 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Custom built by Darren's Homes & shows meticulous. Nearly 4300sf of total living space on 3 levels. Sunny 6250sf west backing lot, steps to ravine, Hodgson park/pond & within catchment of 5 schools. Ideal for a growing family w/4 living areas, 4 bedrooms, 3.5 bathrooms & plenty of entertainment space. 18' open to above foyer & grand curved staircase welcomes you through a neutral warm palette. Great room w/vaulted ceilings opens to formal dining highlighting wainscoting, decorative columns & double trayed millwork detailing. Kitchen offers all newer smart appliances & plenty of storage/counters. Naturally lit family room w/gas fireplace. Dining nook w/direct access to oversized deck & manicured yard. 3 bedrooms on upper level including a large primary bedroom which can accommodate any furniture arrangement. Developed lower level provides ample space for recreation, games or movie nights. 4th bedroom, 3pc bathroom & storage space is perfect for extended guest stays. Quick commute to all servicing amenities.



Built in 2002

### **Essential Information**

MLS® #                      E4420679

Price                         \$875,000

Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,788
Acres	0.00
Year Built	2002
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	946 Hollingsworth Bend
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3G8

### Amenities

Amenities	Ceiling 9 ft., Deck, No Animal Home, No Smoking Home, Vaulted Ceiling, See Remarks
Parking Spaces	4
Parking	Double Garage Attached, Over Sized

### Interior

Interior Features	ensuite bathroom
Appliances	Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, See Remarks
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Landscaped, No Back Lane, Park/Reserve, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Stream/Pond, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter, See Remarks

### School Information

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

### Additional Information

Date Listed	February 7th, 2025
Days on Market	83
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 May 1st, 2025 at 2:02pm MDT