

## \$775,000 - 975 Hollingsworth Bend Bend, Edmonton

MLS® #E4450663

**\$775,000**

3 Bedroom, 2.50 Bathroom, 1,534 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Incredibly well maintained Hodgson walkout bungalow backing onto greenspace. Steps to multiple ponds, parks & ravine trails. Nearly 3000sf of total living space built by Fekete Homes. 3 bedrooms +den & multiple indoor/outdoor entertaining spaces. 11' foyer welcomes you through an open layout with plenty of natural light. Great room can accommodate most furniture arrangements & overlooks greenspace as well as a maintenance free, well manicured yard. Kitchen offers maple shaker cabinets, black countertops, stainless steel appliances, raised breakfast bar, corner pantry & a full dining nook with direct access to balcony for evening summer bbqs. Convenient main floor den for home office/library or hobby room. Spacious primary bedrooms features a 5pc ensuite & walk-in dressing room. Walkout level boasts plenty of recreational space with dual seating areas, wetbar & outdoor covered patio. 2 additional bedrooms & 4pc bathroom for extended guest stays. Within catchment of 5 schools & all servicing amenities.

Built in 2003

### Essential Information

MLS® # E4450663

Price \$775,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 2.50                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,534                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                             |
|-------------|-----------------------------|
| Address     | 975 Hollingsworth Bend Bend |
| Area        | Edmonton                    |
| Subdivision | Hodgson                     |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6R 3G7                     |

### Amenities

|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| Amenities      | Ceiling 10 ft., Ceiling 9 ft., Closet Organizers, Deck, Patio, Walkout Basement, Wet Bar, See Remarks |
| Parking Spaces | 4                                                                                                     |
| Parking        | Double Garage Attached                                                                                |

### Interior

|                   |                                                                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                            |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, Wine/Beverage Cooler |
| Heating           | Forced Air-1, Natural Gas                                                                                                                                   |
| Fireplace         | Yes                                                                                                                                                         |
| Fireplaces        | Mantel, Tile Surround                                                                                                                                       |
| Stories           | 2                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                         |
| Basement          | Full, Finished                                                                                                                                              |

### Exterior

|                   |                                                                                                                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                                                                                                 |
| Exterior Features | Backs Onto Park/Trees, Fenced, Golf Nearby, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby, Ski Hill Nearby, 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    | July 31st, 2025 |
| Days on Market | 3               |
| 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 August 3rd, 2025 at 9:47am MDT