

\$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 | 71 |
| Zoning | Zone 14 |
| HOA Fees | 175 |
| HOA Fees Freq. | Annually |

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Listing information last updated on April 19th, 2025 at 5:02am MDT