

## \$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 4:17am MDT