

## \$775,000 - 975 Hollingsworth 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, granite 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
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, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Wine/Beverage Cooler
Heating	Forced Air-1, In Floor Heat System, 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	35
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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