

\$764,000 - 975 Hollingsworth Bend, Edmonton

MLS® #E4450663

\$764,000

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

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Price \$764,000

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	90
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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