

## **\$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	70
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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