

## \$778,800 - 976 Hollingsworth Bend, Edmonton

MLS® #E4459683

**\$778,800**

4 Bedroom, 4.00 Bathroom, 2,490 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Spacious corner lot nestled in desirable Hodgson across from Hodgson Wetland Park & steps to Whitemud Creek Ravine. Past the cozy porch find a vaulted foyer with plenty of natural light & large office (or bdrm) off entrance. Open concept kitchen w/ stainless steel appliances (Kitchen Aid wall oven/Dacor stove), dining nook & living room w/ gas fireplace. Main level complete w/ 3PC BTHRM, spacious mudrm w/ laundry. Upstairs has a huge bonus room, 2 spare bedrooms & spacious primary retreat w/ ensuite & walk-in closet. Basement finished w/ 4th bdrm, full bthrm, rec space & flex area. This corner lot offers partial park views from the yard + has plenty of deck space to enjoy w/ pergola & hot tub. Features: 9' ceiling, hot water on demand, AC, SIDE ENTRANCE. Great school designations & proximity to Hodgson Park & ravine walking trails. Terwillegar Rec Centre, transit & easy access to major arteries. Plus shopping & dining at nearby neighborhood squares!

Built in 2002

### Essential Information

MLS® # E4459683

Price \$778,800

Bedrooms 4



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,490                  |
| Acres          | 0.00                   |
| Year Built     | 2002                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 976 Hollingsworth Bend |
| Area        | Edmonton               |
| Subdivision | Hodgson                |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6R 3G7                |

### Amenities

|           |                            |
|-----------|----------------------------|
| Amenities | Ceiling 9 ft., Front Porch |
| Parking   | Double Garage Attached     |

### Interior

|                   |                                                                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                         |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Garburator, Hood Fan, Oven-Built-In, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Wine/Beverage Cooler, Hot Tub |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                                                |
| Fireplace         | Yes                                                                                                                                                                                                      |
| Fireplaces        | Mantel                                                                                                                                                                                                   |
| Stories           | 3                                                                                                                                                                                                        |
| Has Basement      | Yes                                                                                                                                                                                                      |
| Basement          | Full, Finished                                                                                                                                                                                           |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                             |
| Exterior Features | Corner Lot, Fenced, Landscaped, Public Transportation, Schools, Shopping Nearby |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**School Information**

|            |                           |
|------------|---------------------------|
| Elementary | Brander/A.JosephMacNeil   |
| Middle     | Riverbend/A.JosephMacNeil |
| High       | LillianOsborne/MMM        |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 42                   |
| Zoning         | Zone 14              |
| HOA Fees       | 175                  |
| HOA Fees Freq. | Annually             |

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on November 6th, 2025 at 10:17am MST