

# \$1,400,000 - 957 Hollingsworth Bend, Edmonton

MLS® #E4435713

**\$1,400,000**

5 Bedroom, 3.50 Bathroom, 2,934 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Executive WALKOUT backing the RAVINE in the prestigious community of Whitemud Ridge! Custom-built by Darren Homes, on one of the most pristine streets of RIVERBEND - this FULLY FINISHED beauty offers nearly 2900 SQFT above grade with 9FT CEILINGS on main & basement, 5+ bedrooms, Upper Level Office and Main Floor De - Wonderful Versatile Layout!! IN-FLOOR HEATING in both the BASEMENT & GARAGE. Entertain in style with a gourmet HIGH END ITALIAN GAS STOVE, second basement kitchen, 2 BBQs (gas line), and commercial-grade appliances. Oversized 2.5 garage is heated, fully finished with extra height - ideal for a lift! Incredible Custom Woodwork and Oversized windows throughout, Professionally landscaped 706M lot with FULL IRRIGATION system. 2 furnaces, 2 A/C units, 2 hot water tanks (2023). All this with a MILLION DOLLAR VIEW in a family-friendly cul-de-sac near top schools, trails & amenities.

Built in 2003

## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | E4435713    |
| Price     | \$1,400,000 |
| Bedrooms  | 5           |
| Bathrooms | 3.50        |



|                |                        |
|----------------|------------------------|
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,934                  |
| Acres          | 0.00                   |
| Year Built     | 2003                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 957 Hollingsworth Bend |
| Area        | Edmonton               |
| Subdivision | Hodgson                |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T6R 3G8                |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Ceiling 9 ft., Deck, No Smoking Home, Walkout Basement |
| Parking Spaces | 4  |
| Parking        | Double Garage Attached                                 |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dryer, Hood Fan, Stove-Gas, Washer, See Remarks, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas  |
| Fireplace         | Yes  |
| Fireplaces        | Brick Facing, Insert   |
| Stories           | 3  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior          | Wood, Stone, Stucco   |
| Exterior Features | Backs Onto Park/Trees, Landscaped, Schools, Shopping Nearby |
| Lot Description   | 60'x128'  |

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

### **School Information**

|            |                 |
|------------|-----------------|
| Elementary | BRANDER GARDENS |
| Middle     | RIVERBEND       |
| High       | LILLIAN OSBORNE |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 43            |
| Zoning         | Zone 14       |
| HOA Fees       | 175           |
| HOA Fees Freq. | Annually      |

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Listing information last updated on June 21st, 2025 at 3:47pm MDT