

# \$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	3
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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