

## \$750,000 - 979 Hollingsworth Bend, Edmonton

MLS® #E4442308

**\$750,000**

4 Bedroom, 3.00 Bathroom, 2,754 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Nestled in one of Edmonton's most sought-after neighbourhoods, this stunning nearly 2,750 sqft home offers the perfect blend of nature, convenience, and lifestyle. Enjoy direct access to the scenic Whitemud Creek trail system with a walkout basement that brings the outdoors to your doorstep. Located in close proximity to some of the city's top-rated schools and just minutes from three premier golf courses, this home is ideal for families and outdoor enthusiasts alike. A rare opportunity to own in a prime location with unmatched access to amenities and green space. Inside, you'll find thoughtfully designed living spaces with large windows that fill the home with natural light. The spacious open-concept layout is perfect for entertaining, while still offering cozy areas for quiet moments. With quality finishes and attention to detail throughout, this home combines elegance and comfort in a truly exceptional setting.

Built in 2004

### Essential Information

MLS® #	E4442308
Price	\$750,000
Bedrooms	4
Bathrooms	3.00



Full Baths	3
Square Footage	2,754
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	979 Hollingsworth Bend
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3G7

### Amenities

Amenities	Off Street Parking, Deck, Detectors Smoke, Exterior Walls- 2"x6", No Animal Home, No Smoking Home, Parking-Extra, Patio, Vinyl Windows, Walkout Basement, Wall Unit-Built-In, See Remarks, Natural Gas Stove Hookup
Parking	Double Garage Attached, Front Drive Access

### Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Garage Control, Garage Opener, Hood Fan, Refrigerator, Stove-Gas, Washer, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Tile Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Backs Onto Park/Trees, Creek, Fenced, Golf Nearby, Landscaped, No Back Lane, Park/Reserve, Picnic Area, Playground Nearby, Public

Transportation, Recreation Use, See Remarks

Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	Earl Buxton School
Middle	Archbishop Joseph MacNeil
High	Lilian Osbourne

### Additional Information

Date Listed	June 13th, 2025
Days on Market	2
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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