

## \$799,750 - 976 Hollingsworth Bend Bend, Edmonton

MLS® #E4446787

**\$799,750**

4 Bedroom, 4.00 Bathroom, 2,475 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Spectacular custom built home in Hodgson Estates. Beautifully appointed and very functional main floor with gorgeous kitchen full of cabinet space, granite countertops, large island and top quality stainless steel appliances. Large living room with fireplace, dinning room, beautiful office, functional laundry/mud room and 3 pcs bathroom completes the main floor. Upstairs you will find wonderful master bedroom with 5 pcs ensuite, additional two bedrooms and spacious family room. Fully finished basement with second family room, gym, 4th bedroom and full bathroom with heated tile floor. Large yard has a two tiered cedar deck with pergola and a hot tub.

Built in 2002

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | E4446787      |
| Price          | \$799,750     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 4             |
| Square Footage | 2,475         |
| 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 Bend |
| Area        | Edmonton                    |
| Subdivision | Hodgson                     |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6R 3G7                     |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Deck, Hot Tub          |
| Parking Spaces | 4                      |
| 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, Window Coverings, 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, Flat Site, Landscaped, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                   |
| Construction      | Wood, Stone, Stucco                                                                |
| Foundation        | Concrete Perimeter                                                                 |

### Additional Information

Date Listed July 9th, 2025

Days on Market 50

Zoning Zone 14

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 August 28th, 2025 at 4:18pm MDT