

## \$789,888 - 995 Hollingsworth Bend, Edmonton

MLS® #E4462793

**\$789,888**

7 Bedroom, 4.00 Bathroom, 2,864 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Backs onto greenspace with a fully finished walkout basement, this 7-bedroom, 4-bath home offers space, versatility & a direct connection to nature. Main level showcases soaring ceilings, formal living & dining rooms, upgraded lighting, open concept kitchen with granite counters, maple cabinets, upgraded stainless appliances & breakfast nook overlooking the yard. Family room highlights a dramatic feature wall, fireplace & oversized windows. A versatile main floor bedroom/office adds flexibility for guests or work-from-home needs. Upper level boasts 4 bedrooms including a luxurious primary retreat with spa-like ensuite & walk-in closet. Lower level features a full kitchen, dining, rec room, 2 bedrooms & bath—ideal for multi-generational living or private guest space. Recent updates include lighting, appliances & hardware. With a double garage, large deck & landscaped yard, this stylish, functional home blends comfort with convenience. Hurry—this is a rare opportunity!

Built in 2004

### Essential Information

MLS® # E4462793

Price \$789,888



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 4                      |
| Square Footage | 2,864                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### **Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 995 Hollingsworth Bend Bend |
| Area        | Edmonton                    |
| Subdivision | Hodgson                     |
| City        | Edmonton                    |
| County      | ALBERTA                     |
| Province    | AB                          |
| Postal Code | T6R 3G7                     |

### **Amenities**

|           |                                                                      |
|-----------|----------------------------------------------------------------------|
| Amenities | Deck, No Animal Home, No Smoking Home, Walkout Basement, See Remarks |
| Parking   | Double Garage Attached                                               |

### **Interior**

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                         |
| Appliances        | Dryer, Hood Fan, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two |
| Heating           | Forced Air-1, Natural Gas                                                                |
| Stories           | 3                                                                                        |
| Has Basement      | Yes                                                                                      |
| Basement          | Full, Finished                                                                           |

### **Exterior**

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stucco                                                                                                    |
| Exterior Features | Cul-De-Sac, Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles                                                                                                |

|              |                    |
|--------------|--------------------|
| Construction | Wood, Stucco       |
| Foundation   | Concrete Perimeter |

**School Information**

|            |                        |
|------------|------------------------|
| Elementary | Brander Gardens School |
| Middle     | Riverbend School       |
| High       | Lillian Osborne School |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 20th, 2025 |
| Days on Market | 13                 |
| Zoning         | Zone 14            |
| HOA Fees       | 175                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on November 2nd, 2025 at 4:47pm MST