

## \$690,000 - 979 Hollingsworth Bend, Edmonton

MLS® #E4442308

**\$690,000**

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 ORIGINAL OWNERS, custom built 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 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     | \$690,000 |
| 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                                                                                                                                                                          |
| Is Waterfront | Yes                                                                                                                                                                                                                 |

### 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 | 52              |
| Zoning         | Zone 14         |
| HOA Fees       | 175             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 4th, 2025 at 8:02am MDT