

# \$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

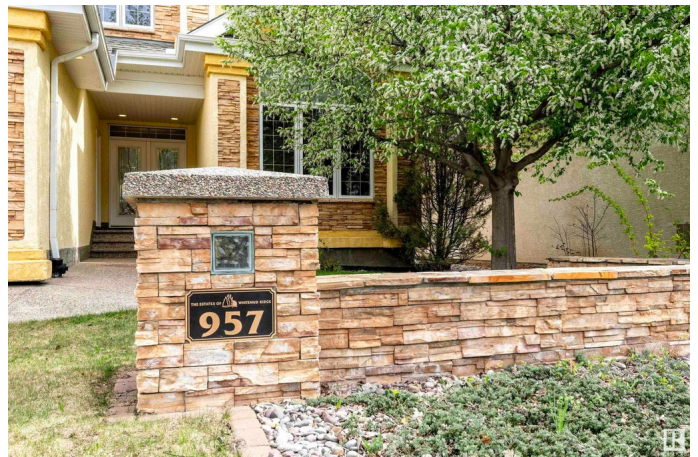
Hodgson, Edmonton, AB

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	54
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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 July 1st, 2025 at 9:47pm MDT