

# **\$1,199,000 - 957 Hollingsworth Bend, Edmonton**

MLS® #E4449038

**\$1,199,000**

6 Bedroom, 3.50 Bathroom, 2,930 sqft

Single Family on 0.00 Acres

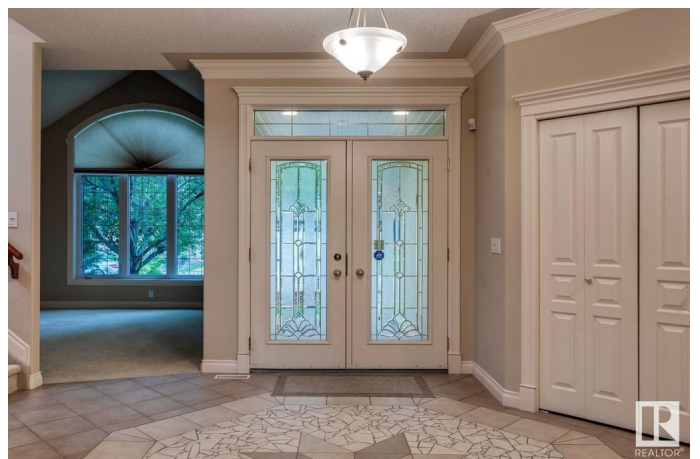
Hodgson, Edmonton, AB

Welcome to this gorgeous RAVINE-BACKING estate, by Darren Homes, where timeless design meets natural beauty. This 5-bedroom walkout home blends grand living with warm sophistication. Expansive windows provide natural light and frame peaceful ravine views, while soaring ceilings, custom woodwork, and crown molding add elegance throughout. The spa-like primary suite features a luxurious ensuite with jacuzzi tub. The gourmet kitchen shines with top-tier appliances, premium Italian oven, and custom cabinetry. The finished walkout basement includes a second kitchen, spacious living areas, private guest quarters, and a billiard table—perfect for entertaining. Comfort is ensured with in-floor heating in the basement and in the oversized garage. Dual furnaces, 2 A/C units, and new hot water tanks. Outdoors, enjoy a large patio with fireplace, a professionally landscaped yard with full irrigation, dual gas BBQ lines, and direct access to nature. A rare opportunity for refined living in a premier location!

Built in 2003

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4449038    |
| Price    | \$1,199,000 |
| Bedrooms | 6           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,930                  |
| 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., Detectors Smoke, Patio, Vaulted Ceiling, Walkout Basement, See Remarks |
| Parking       | Double Garage Attached, Over Sized                                                    |
| Is Waterfront | Yes                                                                                   |

### Interior

|                   |                                                                                                                                                               |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                              |
| Appliances        | Air Conditioning-Central, Dryer, Garage Control, Garage Opener, Hood Fan, Stove-Gas, Washer, Window Coverings, See Remarks, Refrigerators-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                     |
| Stories           | 3                                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                           |
| Basement          | Full, Finished                                                                                                                                                |

### Exterior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                          |
| Exterior Features | Backs Onto Park/Trees, Golf Nearby, Landscaped, Ravine View, |

|              |                                                  |
|--------------|--------------------------------------------------|
|              | Schools, Shopping Nearby, Stream/Pond, Treed Lot |
| Roof         | Asphalt Shingles                                 |
| Construction | Wood, Stone, Stucco                              |
| Foundation   | Concrete Perimeter                               |

### School Information

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

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 22nd, 2025 |
| Days on Market | 10              |
| Zoning         | Zone 14         |
| HOA Fees       | 175             |
| HOA Fees Freq. | Annually        |

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Listing information last updated on August 1st, 2025 at 1:48pm MDT