

## \$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

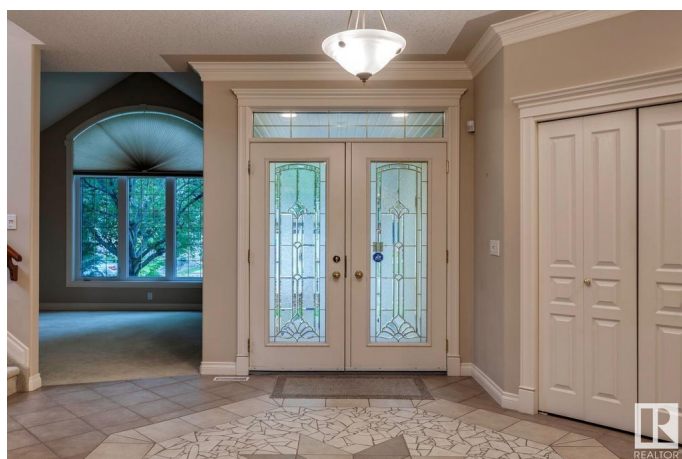
Hodgson, Edmonton, AB

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	9
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 31st, 2025 at 4:32am MDT