

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

MLS® #E4458275

**\$789,888**

7 Bedroom, 4.00 Bathroom, 2,864 sqft  
Single Family on 0.00 Acres

Hodgson, Edmonton, AB

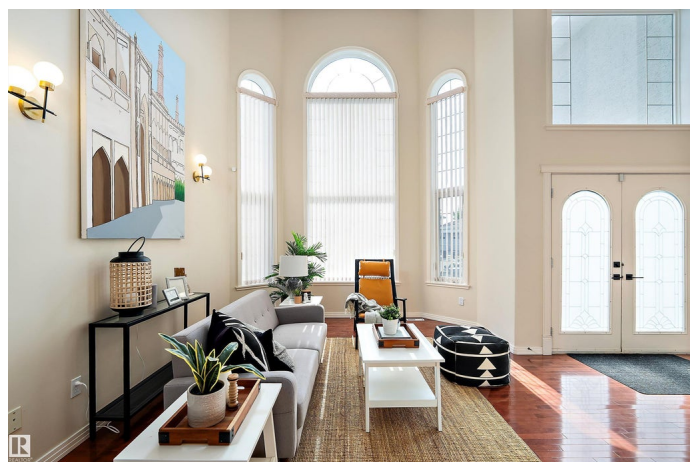
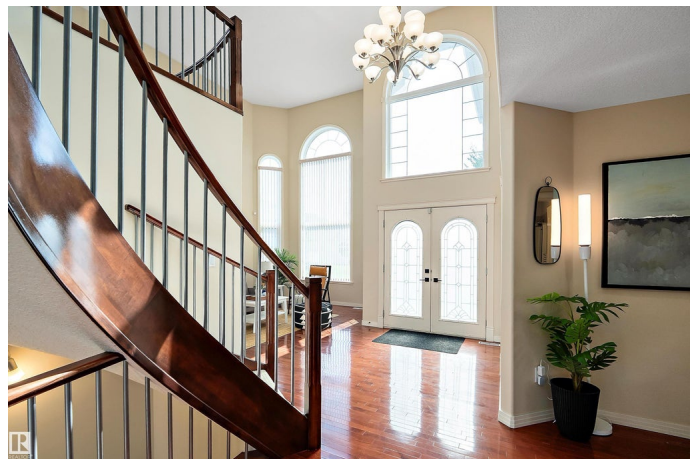
Backs onto greenspace with a fully finished walkout basement, this 7-bedroom, 4-bath home offers space, versatility & a direct connection to nature. Main level showcases soaring ceilings, formal living & dining rooms, upgraded lighting, open concept kitchen with granite counters, maple cabinets, upgraded 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® # E4458275

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	September 18th, 2025
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on September 18th, 2025 at 11:17am MDT