

## **\$998,800 - 889 Hollands Landing, Edmonton**

MLS® #E4436578

**\$998,800**

5 Bedroom, 3.50 Bathroom, 3,213 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Welcome to the mature SW neighborhood of Hodgson, nestled half a block from ravine access & w/ parks/trails scattered throughout the community. This home boasts over 3,200sf above grade PLUS a finished basement. Great curb appeal w/ intricate stone driveway, exposed aggregate porch & mature landscaping by Salisbury. Be wowed by a grand, soaring foyer & windows galore. Den off foyer, formal dining rm, spacious living rm & well-sized kitchen seamlessly flow together. Massive walk through pantry into mudrm. Upstairs find a bright, vaulted bonus rm, laundry, 2 spare bdrms & primary retreat w/ lrg 5pc ensuite & walk-in shower. Basement boasts massive rec rm, 2 bdrms & full bthrm. The yard is a true oasis w/ sizeable deck (outdoor speakers & capacity for hot tub) & stone patio. Addtl features incl reverse osmosis, in-floor heating (basement), built-in speakers, gas BBQ line, TRIPLE GARAGE w/ infra-red heater, security system! Close proximity to Downtown, UofA, major arteries & schools/shopping/restaurants.

Built in 2004

### **Essential Information**

MLS® # E4436578

Price \$998,800



Bedrooms	5
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,213
Acres	0.00
Year Built	2004
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	889 Hollands Landing
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3L2

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Deck, Detectors Smoke, Fire Pit, Front Porch, Patio, Vaulted Ceiling, See Remarks, Natural Gas BBQ Hookup
Parking	Triple Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Refrigerator, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Window Coverings, See Remarks, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Stone, Stucco
Exterior Features	Fenced, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Stucco
Foundation	Concrete Perimeter

### School Information

Elementary	JosephMacneil/Brander
Middle	JosephMacneil/Riverbend
High	MMM/LillianOsborne

### Additional Information

Date Listed	May 15th, 2025
Days on Market	32
Zoning	Zone 14

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