

## \$985,000 - 1203 Hollands Close, Edmonton

MLS® #E4455462

**\$985,000**

3 Bedroom, 2.50 Bathroom, 1,761 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

Stunning Custom Executive Bungalow by Ace Lange located in Whitemud Ridge in Hodgson. This 3 bedroom, 2.5 bath plus a den home has many upgraded features including quartz countertop (main 2025), crown molding most of main level & most of basement, 10 ft ceilings (main) & 9 ft (basement), cabinets/sink in laundry rm, vac sweep in kitchen and more. The large grand entry looks over the open style concept, & the den is a good size with a closet. The kitchen has a large island, great for entertaining, with traditional cherry wood cabinets, quartz countertops, walk through pantry, stainless steel appliances (stove & microwave 2024, refrigerator & dishwasher(main) approx. 2 to 3 yrs old. The hot water tank 3 years old, AC 4 yrs old, new curtains in living rm, dining rm 2024. The large triple garage is insulated/painted, stippled ceiling & heated. The south facing back yard is private oasis. Walking distance to the ravine and park. Close to all amenities!!

Built in 2004

### Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | E4455462  |
| Price     | \$985,000 |
| Bedrooms  | 3         |
| Bathrooms | 2.50      |



|                |                        |
|----------------|------------------------|
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,761                  |
| Acres          | 0.00                   |
| Year Built     | 2004                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1203 Hollands Close |
| Area        | Edmonton            |
| Subdivision | Hodgson             |
| City        | Edmonton            |
| County      | ALBERTA             |
| Province    | AB                  |
| Postal Code | T6R 3L2             |

### Amenities

|           |                                                                                                                        |
|-----------|------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Deck, No Animal Home, No Smoking Home, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Heated, Insulated, Triple Garage Attached                                                                              |

### Interior

|                   |                                                                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                               |
| Appliances        | Air Conditioning-Central, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Vacuum System Attachments, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Dishwasher-Two, Garage Heater |
| Heating           | Forced Air-1, Forced Air-2, Natural Gas                                                                                                                                                                        |
| Stories           | 2                                                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                                                            |
| Basement          | Full, Finished                                                                                                                                                                                                 |

### Exterior

|                   |                                                                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                       |
| Exterior Features | Fenced, Fruit Trees/Shrubs, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Vegetable Garden, See Remarks |

|              |                     |
|--------------|---------------------|
| Roof         | Asphalt Shingles    |
| Construction | Wood, Stone, Stucco |
| Foundation   | Concrete Perimeter  |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 30th, 2025 |
| Days on Market | 4                 |
| Zoning         | Zone 14           |
| HOA Fees       | 175               |
| HOA Fees Freq. | Annually          |

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Listing information last updated on September 3rd, 2025 at 9:02pm MDT