

Courtesy Of Phyllis M Nichyporuk Of RE/MAX River City

## \$895,000 - 1203 Hollands Close, Edmonton

MLS® #E4460544

**\$895,000**

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® #	E4460544
Price	\$895,000
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	October 2nd, 2025
Days on Market	18
Zoning	Zone 14
HOA Fees	175
HOA Fees Freq.	Annually

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Listing information last updated on October 20th, 2025 at 5:02pm MDT