

\$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	10
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 September 9th, 2025 at 3:32pm MDT