

# **\$1,588,800 - 1018 Hollands Point(e), Edmonton**

MLS® #E4445849

**\$1,588,800**

5 Bedroom, 4.50 Bathroom, 3,072 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

One-of-a-kind, custom-built walkout bungalow (with loft!) in a prestigious cul-de-sac backing Whitemud Creek Ravine and MacTaggart Sanctuary - a 59 acre natural reserve in the heart of the city. Soaring vaulted ceilings, hand-carved Mediterranean limestone fireplace & imported finishes throughout. Expansive windows frame the stunning ravine views and lead you into the heart of the home: a dream kitchen with a massive island, top-of-the-line appliances, and walk-through pantry. The main floor primary suite offers a cozy fireplace, Fairmont-worthy walk-in closet & incredible double walk-through shower. Featuring 4 bedrooms + main floor den (easily a 5th), and 5 bathrooms - including a fantastic one-bedroom loft/suite above the garage - perfect for university-aged kids, guests or office. The fully finished walkout basement blends seamlessly into the ravine. Wrapped in imported Mediterranean natural limestone with custom metal entry doors. Elegant, welcoming & unique in the best way, one of Edmonton's best!

Built in 2012

## **Essential Information**

MLS® # E4445849

Price \$1,588,800



Bedrooms	5
Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	3,072
Acres	0.00
Year Built	2012
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	1018 Hollands Point(e)
Area	Edmonton
Subdivision	Hodgson
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6R 3T1

### Amenities

Amenities	Closet Organizers, Deck, Patio, Vaulted Ceiling, Walkout Basement, Wet Bar
Parking	Double Garage Attached

### Interior

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

### Exterior

Exterior	Wood, Brick, Stone
Exterior Features	Backs Onto Park/Trees, Cul-De-Sac, Fenced, Golf Nearby, Hillside, Low Maintenance Landscape, Park/Reserve, Playground Nearby, Private Setting, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone
Foundation	Concrete Perimeter

### School Information

Elementary	Monisignor William Irwin
Middle	Archbishop Joseph MacNeil
High	Lillian Osborne

### Additional Information

Date Listed	July 4th, 2025
Days on Market	47
Zoning	Zone 14
HOA Fees	360
HOA Fees Freq.	Annually

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