

# **\$1,888,000 - 872 Hollands Landing, Edmonton**

MLS® #E4462438

**\$1,888,000**

7 Bedroom, 6.00 Bathroom, 5,283 sqft

Single Family on 0.00 Acres

Hodgson, Edmonton, AB

A RARE find perched across from the breath taking RAVINE on a quiet street lined w/mature Elms. Steps from the park/playground & natural wetland pond. Impressive tile roof, & stone tile exterior. Custom Executive home exudes elegance & true workmanship w/5283 sf of luxury PLUS a F/Fin bsmt (7400 sf ttl). 7 bedrms, main flr den & 6 FULL bathrms. Stunning floating curved hardwood stairwell, barrel & vaulted ceilings, 8' solid core doors & upgraded hardwood throughout main/upper. For the growing family or multi generational family, this 2 sty will check off all the boxes incl a FIVE car tandem garage, Chef's kitchen to prep family meals, massive multi purpose bonus rm, generous sized bedrms & O/S windows w/natural light galore. Stunning primary bedrm/ensuite w/steam/spray. Lower level features in floor heating, wet bar, 2 large bedrms, family rm, games area & a home theatre. Private SW facing yard w/a huge deck for outdoor entertaining. Heated 36x30 garage w/drains, H/C H2O & 11' ceilings potential car lifts

Built in 2007

## **Essential Information**

MLS® # E4462438

Price \$1,888,000



|                |                        |
|----------------|------------------------|
| Bedrooms       | 7                      |
| Bathrooms      | 6.00                   |
| Full Baths     | 6                      |
| Square Footage | 5,283                  |
| Acres          | 0.00                   |
| Year Built     | 2007                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 872 Hollands Landing |
| Area        | Edmonton             |
| Subdivision | Hodgson              |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T6R 3T1              |

### Amenities

|           |                                                                                                                                                                                                                      |
|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Air Conditioner, Ceiling 10 ft., Closet Organizers, Deck, Detectors Smoke, No Animal Home, No Smoking Home, Patio, Sauna; Swirlpool; Steam, Vaulted Ceiling, Wet Bar, Natural Gas BBQ Hookup, 9 ft. Basement Ceiling |
| Parking   | Heated, Quad or More Attached                                                                                                                                                                                        |

### Interior

|                   |                                                                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                    |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Garage Opener, Hood Fan, Oven-Built-In, Oven-Microwave, Stove-Gas, Vacuum Systems, Water Softener, Wine/Beverage Cooler, Dryer-Two, Refrigerators-Two, Washers-Two, Projector |
| Heating           | Forced Air-2, In Floor Heat System, Natural Gas                                                                                                                                                                                                     |
| Fireplace         | Yes                                                                                                                                                                                                                                                 |
| Fireplaces        | Mantel                                                                                                                                                                                                                                              |
| Stories           | 3                                                                                                                                                                                                                                                   |
| Has Basement      | Yes                                                                                                                                                                                                                                                 |
| Basement          | Full, Finished                                                                                                                                                                                                                                      |

**Exterior**

|                   |                                                                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                                                                                                 |
| Exterior Features | Fenced, Landscaped, No Back Lane, Playground Nearby, Public Swimming Pool, Public Transportation, Ravine View, Schools, Shopping Nearby, View Downtown, See Remarks |
| Roof              | Clay Tile, See Remarks                                                                                                                                              |
| Construction      | Wood, Stone, Stucco                                                                                                                                                 |
| Foundation        | Concrete Perimeter                                                                                                                                                  |

**School Information**

|            |                            |
|------------|----------------------------|
| Elementary | BranderGardens/A.JosephMac |
| Middle     | Riverbend/A.JosephMac      |
| High       | LillianOsborne/MMM         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 14                 |
| Zoning         | Zone 14            |
| HOA Fees       | 175                |
| HOA Fees Freq. | Annually           |

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Listing information last updated on October 30th, 2025 at 10:17am MDT