

## **\$514,900 - 4803 Ada Boulevard, Edmonton**

MLS® #E4430560

**\$514,900**

2 Bedroom, 2.00 Bathroom, 871 sqft  
Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

**BUILDERS / DEVELOPERS!!!** Check out this **PREMIUM "potential" WALK OUT Basement LOT** with a **WEST FACING BACKYARD** Measuring a **LOT FRONTAGE** of 27.8 Metres / 91.2 Feet & the **Minimum Depth** of 33.2 Metres / 108 Feet \*\*\* **DOUBLE LOT \*\*\* 0.26 ACRES / 1056 M2 --- WITH THE ADDRESS OF "ADA BOULEVARD"** --- Existing House **SOLD** on an **"AS IS/WHERE IS Basis"** --- Older Bungalow with a walk out basement in **Need of TLC / Expensive Repairs**. An Existing Garage in **Good Shape** is also located on the lot as well. **BUILDERS & DEVELOPERS --- IMAGINE** a 3 Storey Home with a **Roof Top Patio** which would feature a **WEST VIEW** of Edmonton's River Valley & Possibly **DOWNTOWN Views!** This is a **VERY Rare Find** & Hosts a **TREMNDOUS Potential** of **Hi-End Luxury Property**. Located at the end of a **QUIET Street** offering **Privacy** along with it's **Premium Address**. Zoned **RF1** with the potential of possibly **sub-dividing into 3 Lots** \*Buyer to Perform their **OWN Due Diligence** with **Planning & Developing** with the **City of Edmonton\***

Built in 1950

### **Essential Information**

MLS® #	E4430560
Price	\$514,900



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	871
Acres	0.00
Year Built	1950
Type	Single Family
Sub-Type	Detached Single Family
Style	Hillside Bungalow
Status	Active

### **Community Information**

Address	4803 Ada Boulevard
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4M9

### **Amenities**

Amenities	Deck, Walkout Basement
Parking Spaces	2
Parking	Double Garage Detached, Insulated

### **Interior**

Appliances	None
Heating	Forced Air-1, Natural Gas
Stories	2
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Vinyl
Exterior Features	Golf Nearby, Landscaped, Private Setting, Shopping Nearby, See Remarks
Lot Description	See Photos
Roof	Asphalt Shingles
Construction	Wood, Vinyl

Foundation            Concrete Perimeter

### **Additional Information**

Date Listed            April 10th, 2025

Days on Market      9

Zoning                Zone 23

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 April 19th, 2025 at 7:02pm MDT