

\$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 18

Zoning Zone 23

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Listing information last updated on April 28th, 2025 at 10:32am MDT