

\$940,000 - 7314 Ada Boulevard, Edmonton

MLS® #E4415949

\$940,000

4 Bedroom, 4.50 Bathroom, 2,053 sqft
Single Family on 0.00 Acres

Virginia Park, Edmonton, AB

Welcome to Virginia Park! This stunning 2&half-storey home is located on one of the most beautiful streets in Edmonton – Ada Boulevard – VIEWS of the river valley & downtown - steps to the river valley, golf, amenities, cafes & restaurants & more! The beautifully renovated character home has 2620sqft of finished living space (including finished walkout basement) – 4 beds (3 up & 1 down), main floor office (or bedroom), top floor loft/library/family room, 4.5 baths, spacious kitchen, dining room, covered back deck & dining area, oversized triple detached garage (778sqft), extra concrete parking pad & more – all located on a perfectly landscaped lot (40x160ft). Throughout the home you will fall in love with the interior design, quality finishing materials in every room & the well-designed floor plan that maximizes every space. From the beautiful cabinetry in the kitchen to custom woodwork throughout the home – the character feel flows from room to room on every level.

Built in 1948

Essential Information

| | |
|----------|-----------|
| MLS® # | E4415949 |
| Price | \$940,000 |
| Bedrooms | 4 |



| | |
|----------------|------------------------|
| Bathrooms | 4.50 |
| Full Baths | 4 |
| Half Baths | 1 |
| Square Footage | 2,053 |
| Acres | 0.00 |
| Year Built | 1948 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 2 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 7314 Ada Boulevard |
| Area | Edmonton |
| Subdivision | Virginia Park |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5B 4E5 |

Amenities

| | |
|-----------|---|
| Amenities | Air Conditioner, Closet Organizers, Deck, Parking-Extra, Sauna; Swirlpool; Steam, Sprinkler Sys-Underground |
| Parking | Heated, Over Sized, Triple Garage Detached |

Interior

| | |
|-------------------|--|
| Interior Features | ensuite bathroom |
| Appliances | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Garage Heater |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Insert |
| Stories | 3 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone, Vinyl |
| Exterior Features | Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown |
| Roof | Asphalt Shingles |
| Construction | Wood, Stone, Vinyl |
| Foundation | Concrete Perimeter |

School Information

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|------------|----------------------|
| Elementary | Virginia Park School |
| Middle | Highlands School |
| High | Eastglen School |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | December 13th, 2024 |
| Days on Market | 90 |
| Zoning | Zone 09 |

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Listing information last updated on March 13th, 2025 at 2:02am MDT