

\$499,900 - 4803 Ada Boulevard, Edmonton

MLS® #E4430560

\$499,900

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 \$499,900



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 19

Zoning Zone 23

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