

## \$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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Listing information last updated on April 29th, 2025 at 7:02pm MDT