

## \$444,888 - 4803 Ada Boulevard, Edmonton

MLS® #E4430560

**\$444,888**

2 Bedroom, 2.00 Bathroom, 871 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

**BUILDERS / DEVELOPERS!!! \* RS ZONING -**  
Approved for up to 6 UNITS! 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. \*Buyer to Perform their OWN Due  
Diligence with Planning & Developing with the  
City of Edmonton\*

Built in 1950

### Essential Information

MLS® # E4430560

Price \$444,888



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	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                112

Zoning                              Zone 23

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