

## \$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                122

Zoning                            Zone 23

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED.Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on August 10th, 2025 at 12:17am MDT