

\$449,900 - 4803 Ada Boulevard, Edmonton

MLS® #E4430560

\$449,900

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 \$449,900



| | |
|----------------|------------------------|
| 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 | 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 87

Zoning Zone 23

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Listing information last updated on July 6th, 2025 at 7:02am MDT