

\$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 4:02pm MDT