

Courtesy Of Matthew Labas Of Sarasota Realty

\$544,900 - 4620 Ada Boulevard, Edmonton

MLS® #E4177329

\$544,900

4 Bedroom, 3.00 Bathroom, 1,503 sqft
Single Family on 0 Acres

Beverly Heights, Edmonton, AB

Rare opportunity to own on prestigious Ada Blvd. Settled on quiet OVERSIZED lot this stunning, mid-century 4 bed/3 bath, Bi-Level overlooks the North Saskatchewan RIVER VALLEY. Gorgeous floor plan takes full advantage of location offering PANORAMIC VIEWS of the cityscape off the living and dining room including sliding door access to front facing private patio. A floor-to-ceiling stone facing, wood burning, fireplace wonderfully centres the home and perfectly accents spacious window lined living room with VAULTED CEILING detail. Rest of main floor consists of large kitchen, main-floor laundry, 4 pc bath, and three large bedrooms including master retreat with 3 pc ensuite. Basement is completely developed (with suite potential) and includes KITCHENETTE, 4th bedroom, 3 pc bath, and large family room. Additional amenities include SINGLE ATTACHED and DOUBLE DETACHED garage, A/C, and expansive PRIVATE YARD SPACE. Wonderful location at the heart of numerous amenities.

Built in 1969

Essential Information

MLS® # E4177329

Price \$544,900



| | |
|----------------|------------------------------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,503 |
| Acres | 0.00 |
| Year Built | 1969 |
| Type | Single Family |
| Sub-Type | Residential Detached Single Family |
| Style | Bi-Level |
| Status | ACTIVE |

Community Information

| | |
|-------------|--------------------|
| Address | 4620 Ada Boulevard |
| Area | Edmonton |
| Subdivision | Beverly Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 4M8 |

Amenities

| | |
|--------------|---------------------------------------------------------|
| Features | Air Conditioner, Deck, Detectors Smoke, No Smoking Home |
| Parking | Double Garage Detached, Single Garage Attached |
| # of Garages | 3 |

Interior

| | |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior | Carpet, Laminate Flooring |
| Interior Features | Air Conditioning-Central, Alarm/Security System, Dryer, Garage Control, Garage Opener, Intercom, Microwave Hood Cover, Washer, Window Coverings, Refrigerators-Two, Stoves-Two, Garage heater |
| Heating | Forced Air-1 |
| Has Basement | Yes |
| Basement | Full, Fully Finished |
| Fireplace | Yes |
| Fireplaces | Wood, Mantel, Stone Facing |
| # of Stories | 2 |

Exterior

| | |
|----------|----------------------|
| Exterior | Stone, Stucco, Vinyl |
|----------|----------------------|

Exterior Features Fenced, Flat Site, Fruit Trees/Shrubs, Park/Reserve, Playground
Nearby, Private Setting, River Valley View, Schools, Shopping Nearby

Roof Asphalt Shingles

Construction Wood Frame

Foundation Concrete

Listing information last updated on December 12th, 2019 at 1:46pm MST