

## **\$774,900 - 4612 Ada Boulevard, Edmonton**

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MLS® #E4430716

**\$774,900**

4 Bedroom, 3.00 Bathroom, 1,962 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Welcome to your dream home! This beautiful, 4-bedroom, 3-bath bungalow offers 1962 sq ft of modern living space and breathtaking views of the river valley along prestigious Ada Boulevard. This home boasts luxurious upgrades and an open-concept design perfect for both relaxation and entertaining. The heart of the home is the gourmet kitchen, featuring a massive granite island, stainless steel appliances, and a sunken great room that's perfect for family gatherings. The spacious front living room includes a cozy wood-burning fireplace and opens into a versatile dining room. The master suite is a true retreat, with two expansive closets and a spa-like 4-piece ensuite complete with dual sinks and a tile surround shower. The fully finished lower level offers even more living space with a large family room, 4th bedroom, a gym, 4-piece bath, and a convenient laundry room. Features include air conditioning, new furnace, new garage doors, new front landscaping, large rear deck and moveable gazebo. Must See!



Built in 1963

### **Essential Information**

MLS® #                      E4430716

Price                         \$774,900

Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,962
Acres	0.00
Year Built	1963
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	4612 Ada Boulevard
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4W8

### Amenities

Amenities	Deck
Parking Spaces	2
Parking	Double Garage Detached

### Interior

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings, See Remarks
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
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Exterior Features	Fenced, Fruit Trees/Shrubs, Landscaped, Public Transportation, River Valley View, Schools, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	April 14th, 2025
Days on Market	5
Zoning	Zone 23

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Listing information last updated on April 19th, 2025 at 7:02pm MDT