

\$774,900 - 4612 Ada Boulevard, Edmonton

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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