

\$565,000 - 3826 Ada Boulevard, Edmonton

MLS® #E4433943

\$565,000

5 Bedroom, 3.00 Bathroom, 1,661 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Never before on the market! This is a truly unique custom built, original owner home, where most of the décor remains true to its 1968 heritage. This 4-level split is a spacious 1661 sq ft home with vaulted ceilings in the living room and dining room. There are 5 bedrooms, 3 bathrooms, 3 fireplaces and 2 furnaces. The one-of-a-kind divided basement has a bedroom, bathroom, laundry room and garage access on one side, with a rec room/disco, wet bar, bedroom, bathroom and dry sauna on the other side. Patio doors off the dining room take you to the rear deck, a fenced back yard and access to a park/playground across the alley. There is an attached double garage in front plus a rear driveway for additional parking in the back. You'll spend countless hours watching sunsets, sitting on the large front balcony which overlooks the river valley. Only one block to Floden Park and a short walk to Rundle Park, this home is ideally located. Haven't you always wanted to live on Ada Blvd?

Built in 1968

Essential Information

MLS® # E4433943

Price \$565,000



| | |
|----------------|------------------------|
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,661 |
| Acres | 0.00 |
| Year Built | 1968 |
| Type | Single Family |
| Sub-Type | Detached Single Family |
| Style | 4 Level Split |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 3826 Ada Boulevard |
| Area | Edmonton |
| Subdivision | Beverly Heights |
| City | Edmonton |
| County | ALBERTA |
| Province | AB |
| Postal Code | T5W 4M4 |

Amenities

| | |
|-----------|--|
| Amenities | Bar, Crawl Space, Dance Floor, Deck, Front Porch, No Animal Home, No Smoking Home, R.V. Storage, Vaulted Ceiling |
| Parking | Double Garage Attached |

Interior

| | |
|--------------|---|
| Appliances | Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two |
| Heating | Forced Air-2, Natural Gas |
| Fireplace | Yes |
| Fireplaces | Stone Facing |
| Stories | 4 |
| Has Basement | Yes |
| Basement | Full, Finished |

Exterior

| | |
|-------------------|---|
| Exterior | Wood, Stone |
| Exterior Features | Back Lane, Fenced, Playground Nearby, River Valley View |

| | |
|--------------|--------------------|
| Roof | EPDM Membrane |
| Construction | Wood, Stone |
| Foundation | Concrete Perimeter |

Additional Information

| | |
|----------------|---------------|
| Date Listed | May 2nd, 2025 |
| Days on Market | 2 |
| Zoning | Zone 23 |

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