

\$575,000 - 3642 Ada Boulevard, Edmonton

MLS® #E4439130

\$575,000

4 Bedroom, 3.00 Bathroom, 1,554 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

ADA BOULEVARD!! Solid, well maintained 3 bedroom bungalow overlooking the river valley & Downtown skyline, on 8700 sq. ft. lot! Beautiful views and close to river valley biking/hiking trails. Main floor balcony accessed off dining room. Very solid well maintained home with vaulted ceilings on main level. Lower level has mother-in-law development with 2nd family room, bedroom, 3 piece bath, and a kitchenette. Drive under double attached garage. Home sold as "turn-key" with most furnishings/furniture in the house included. Sellers have not recently lived in the home, so property and any included chattels are sold "AS IS - WHERE IS" with NO REPRESENTATIONS OR WARRANTIES.

Built in 1964

Essential Information

MLS® #	E4439130
Price	\$575,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,554
Acres	0.00
Year Built	1964



Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

Community Information

Address	3642 Ada Boulevard
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4M3

Amenities

Amenities	Deck, Patio
Parking	Double Garage Attached

Interior

Interior Features	ensuite bathroom
Appliances	Dryer, Furniture Included, Household Goods Included, Washer, Window Coverings, Refrigerators-Two, Stoves-Two
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	River Valley View, Shopping Nearby, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	May 28th, 2025
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Days on Market 8

Zoning Zone 23

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Listing information last updated on June 5th, 2025 at 4:33pm MDT