

## \$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	1
Zoning	Zone 23

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