

## \$689,900 - 4006 Ada Boulevard, Edmonton

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MLS® #E4440083

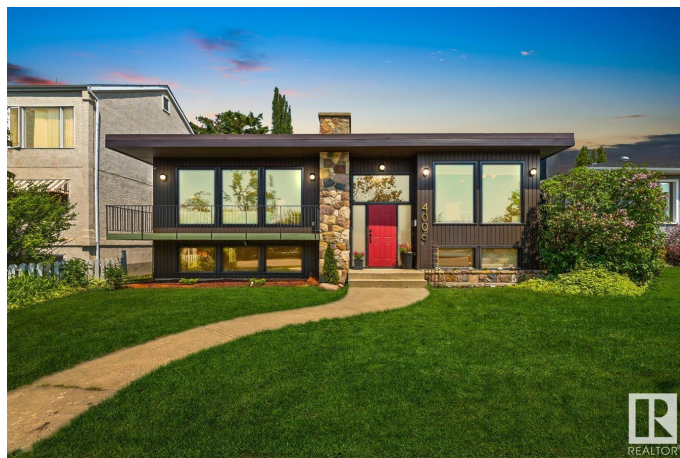
**\$689,900**

5 Bedroom, 2.50 Bathroom, 1,569 sqft

Single Family on 0.00 Acres

Beverly Heights, Edmonton, AB

Custom Mid-Century Masterpiece with Luxe Finishes! Discover this custom-built mid-century gem on prestigious Ada Boulevard, just steps from river valley trails. Vintage character meets modern comfort in this spacious 5-bedroom plus office home, crafted with high-end materials and unique architectural details. Black walnut walls and a built-in teak hutch in the dining room set an elegant tone. The tigerwood office offers a stylish, private workspace with river valley views—perfect for remote work. A sleek quartz kitchen is ideal for entertaining, and two stunning wood-burning fireplaces add warmth and charm. Carpeted bedrooms and a spacious primary suite with 2-pc ensuite offer a peaceful retreat. A separate entrance leads to a bright basement suite with second kitchen and 2 additional bedrooms—perfect for extended family or rental potential. With two furnaces and an oversized heated garage, this home offers comfort, space, and timeless mid-century style.



Built in 1972

### Essential Information

MLS® #	E4440083
Price	\$689,900
Bedrooms	5

Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,569
Acres	0.00
Year Built	1972
Type	Single Family
Sub-Type	Detached Single Family
Style	Bi-Level
Status	Active

### **Community Information**

Address	4006 Ada Boulevard
Area	Edmonton
Subdivision	Beverly Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5W 4M5

### **Amenities**

Amenities	No Smoking Home, Parking-Visitor, Storage-In-Suite
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, 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
Exterior Features	Back Lane, Public Transportation, River Valley View, Schools, Shopping

	Nearby
Roof	Tar & Gravel
Construction	Wood, Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	June 3rd, 2025
Days on Market	3
Zoning	Zone 23

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Listing information last updated on June 6th, 2025 at 10:33am MDT