

# \$940,000 - 7314 Ada Boulevard, Edmonton

MLS® #E4415949

**\$940,000**

4 Bedroom, 4.50 Bathroom, 2,053 sqft

Single Family on 0.00 Acres

Virginia Park, Edmonton, AB

Welcome to Virginia Park! This stunning 2&half-storey home is located on one of the most beautiful streets in Edmonton – Ada Boulevard – VIEWS of the river valley & downtown - steps to the river valley, golf, amenities, cafes & restaurants & more! The beautifully renovated character home has 2620sqft of finished living space (including finished walkout basement) – 4 beds (3 up & 1 down), main floor office (or bedroom), top floor loft/library/family room, 4.5 baths, spacious kitchen, dining room, covered back deck & dining area, oversized triple detached garage (778sqft), extra concrete parking pad & more – all located on a perfectly landscaped lot (40x160ft). Throughout the home you will fall in love with the interior design, quality finishing materials in every room & the well-designed floor plan that maximizes every space. From the beautiful cabinetry in the kitchen to custom woodwork throughout the home – the character feel flows from room to room on every level.

Built in 1948

## Essential Information

MLS® # E4415949

Price \$940,000

Bedrooms 4



Bathrooms	4.50
Full Baths	4
Half Baths	1
Square Footage	2,053
Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	2 and Half Storey
Status	Active

### **Community Information**

Address	7314 Ada Boulevard
Area	Edmonton
Subdivision	Virginia Park
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5B 4E5

### **Amenities**

Amenities	Air Conditioner, Closet Organizers, Deck, Parking-Extra, Sauna; Swirlpool; Steam, Sprinkler Sys-Underground
Parking	Heated, Over Sized, Triple Garage Detached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garburator, Microwave Hood Fan, Refrigerator, Storage Shed, Stove-Electric, Vacuum System Attachments, Vacuum Systems, Washer, Water Softener, Window Coverings, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Insert
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Fenced, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Ravine View, River Valley View, River View, Schools, Shopping Nearby, View City, View Downtown
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Virginia Park School
Middle	Highlands School
High	Eastglen School

### **Additional Information**

Date Listed	December 13th, 2024
Days on Market	119
Zoning	Zone 09

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on April 11th, 2025 at 1:32am MDT