

## \$1,299,000 - 6428 Ada Boulevard, Edmonton

MLS® #E4416771

**\$1,299,000**

3 Bedroom, 3.50 Bathroom, 2,217 sqft

Single Family on 0.00 Acres

Highlands (Edmonton), Edmonton, AB

This meticulously maintained, architecturally stunning HIGHLANDS home is in an incredible location - a CORNER LOT on prestigious ADA BLVD! Engineered and built by THE HOUSE COMPANY, it is structurally reinforced with I-BEAMS to withstand the HEATED, POLISHED CONCRETE FLOORS on each level and the HOT TUB on the SOUTHWEST 2nd FLOOR PATIO that overlooks the RIVER VALLEY and Henry Martell Park! A cozy living room with GAS FIREPLACE and a full wall of windows opens freely to the CHEF'S KITCHEN with high-end appliances and DINING ROOM. A main floor OFFICE, indoor DOG WASH and half bath complete this level. The CUSTOM SS STAIRCASES, vaulted ceilings, unique angles and designer upgrades make this home modern and comfortable. An abundance of TRIPLE GLAZED WINDOWS fill this home with light. Upstairs, the vibrant bonus room steps out to the incredible patio. The primary bedroom has an ensuite bath with DEEP SOAKER TUB and SPA SHOWER, plus a generous WALK-IN CLOSET. Another HUGE FAMILY ROOM downstairs. And much more!

Built in 2008

### Essential Information

MLS® #

E4416771



|                |                        |
|----------------|------------------------|
| Price          | \$1,299,000            |
| Bedrooms       | 3                      |
| Bathrooms      | 3.50                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,217                  |
| Acres          | 0.00                   |
| Year Built     | 2008                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 6428 Ada Boulevard   |
| Area        | Edmonton             |
| Subdivision | Highlands (Edmonton) |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5W 4P2              |

### Amenities

|                |                                                                                                                                                                                                                                                                                                                |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Carbon Monoxide Detectors, Deck, Detectors Smoke, Exterior Walls- 2"x6", Hot Tub, Hot Water Natural Gas, No Smoking Home, Open Beam, Smart/Program. Thermostat, Vaulted Ceiling, Vinyl Windows, See Remarks, HRV System, Natural Gas BBQ Hookup, Natural Gas Stove Hookup, Rooftop Deck/Patio |
| Parking Spaces | 4                                                                                                                                                                                                                                                                                                              |
| Parking        | Double Garage Attached, Heated                                                                                                                                                                                                                                                                                 |

### Interior

|                   |                                                                                                                                                                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                                                                                 |
| Appliances        | Air Conditioning-Central, Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan, Oven-Microwave, Stove-Gas, Vacuum System Attachments, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Hot Tub |
| Heating           | Forced Air-1, In Floor Heat System, Natural Gas                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                              |
| Fireplaces        | See Remarks                                                                                                                                                                                                                                      |

|              |                |
|--------------|----------------|
| Stories      | 3              |
| Has Basement | Yes            |
| Basement     | Full, Finished |

### Exterior

|                   |                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------|
| Exterior          | See Remarks, Stucco                                                                                    |
| Exterior Features | Corner Lot, Fenced, Golf Nearby, Landscaped, Park/Reserve, River Valley View, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                                       |
| Construction      | See Remarks, Stucco                                                                                    |
| Foundation        | Concrete Perimeter                                                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | January 1st, 2025 |
| 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 30th, 2025 at 1:02pm MDT