

## **\$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**

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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

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Listing information last updated on April 30th, 2025 at 7:02am MDT