

## \$725,000 - 8604 Buena Vista Road, Edmonton

MLS® #E4435207

**\$725,000**

5 Bedroom, 2.50 Bathroom, 1,333 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

MID-MOD GEM ALERT! Well-kept full-brick bungalow in Laurier Heights brims w/ iconic style, solid bones & a dbl attached garage on a huge 779 m<sup>2</sup> lot w/ 93-ft frontage & 60-ft rear—subdividable into two lots or potential for a fourplex w/ legal basement suites! Main floor offers sun-filled living/dining zones, vintage kitchen, 3 bdrms & spotless 1.5-bath layout—turn-key today, ideal canvas for a period-correct reno tomorrow. Finished lower level w/ separate entrance adds 2 more bdrms, full bath, spacious rec room & cozy brick fireplace. Outdoors find a private south-facing courtyard patio plus west-facing backyard framed by mature trees—perfect for alfresco evenings & golden-hour sunsets. Just a short 3-block walk to Laurier Heights School, plus easy access to spray park/tennis courts, Buena Vista dog park, Valley Zoo, Sir Wilfrid Laurier Park & miles of river-valley trails. Quick Whitemud access keeps downtown, U of A & WEM close. Love mid-century? Claim this timeless treasure & craft your MCM masterpiece!

Built in 1965

### Essential Information

MLS® # E4435207

Price \$725,000



Bedrooms	5
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,333
Acres	0.00
Year Built	1965
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	8604 Buena Vista Road
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5R8

### Amenities

Amenities	See Remarks
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Garage Opener, Refrigerator, Stove-Electric, Window Coverings
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick
Exterior Features	Back Lane, Flat Site, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby, Subdividable Lot

Roof	Asphalt Shingles
Construction	Wood, Brick
Foundation	Concrete Perimeter

**School Information**

Elementary	Laurier Heights School
Middle	Laurier Heights School

**Additional Information**

Date Listed	May 8th, 2025
Days on Market	31
Zoning	Zone 10

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 June 8th, 2025 at 12:02am MDT