

## \$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 | 28            |
| Zoning         | Zone 10       |

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Listing information last updated on June 5th, 2025 at 2:17pm MDT