

# \$1,495,000 - 13708 Buena Vista Road, Edmonton

MLS® #E4434206

**\$1,495,000**

3 Bedroom, 2.00 Bathroom, 2,099 sqft

Single Family on 0.00 Acres

Parkview, Edmonton, AB

This original-owner bungalow is immaculately maintained & nestled in the prestigious, family-friendly community of Parkview on a massive, park like lot. Inside, youâ€™™ll find a bright, spacious layout with two charming brick wood-burning fireplaces. The kitchen offers stainless steel appliances, a breakfast nook and custom floor-to-ceiling storage. Just a few steps down, relax year-round in the sunroom with a built-in swim spa. The main floor features a 4-pc bathroom and three generous bedrooms, including a primary suite with 3-piece ensuite and walk-in closet. The partially finished basement offers additional living space and future potential. Enjoy the beautifully landscaped, low-maintenance yard and an expansive paved driveway leading to the newer oversized, double garageâ€™™ideal for vehicles and storage. The home offers A/C (2024) and 100 AMP service. Steps from the River Valley, near top schools, amenities, the Edmonton Valley Zoo, and Sir Wilfrid Laurier Parkâ€™™this is a gem in a prime location!

Built in 1964

## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | E4434206    |
| Price    | \$1,495,000 |
| Bedrooms | 3           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 2,099                  |
| Acres          | 0.00                   |
| Year Built     | 1964                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | Bungalow               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13708 Buena Vista Road |
| Area        | Edmonton               |
| Subdivision | Parkview               |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5R 5R6                |

### Amenities

|           |                                       |
|-----------|---------------------------------------|
| Amenities | Air Conditioner, Hot Tub, See Remarks |
| Parking   | Double Garage Detached                |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | ensuite bathroom   |
| Appliances        | Air Conditioning-Central, Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Microwave Hood Fan, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Hot Tub |
| Heating           | Forced Air-1, Natural Gas  |
| Stories           | 2  |
| Has Basement      | Yes  |
| Basement          | Full, Finished   |

### Exterior

|                   |   |
|-------------------|---|
| Exterior          | Wood, Brick, Vinyl  |
| Exterior Features | Fenced, Low Maintenance Landscape, No Back Lane, Public Transportation, Schools, Shopping Nearby, See Remarks |
| Roof              | Asphalt Shingles  |
| Construction      | Wood, Brick, Vinyl  |

Foundation                      Concrete Perimeter

**Additional Information**

Date Listed                      May 2nd, 2025

Days on Market                11

Zoning                              Zone 10

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Listing information last updated on May 14th, 2025 at 1:32am MDT