

# **\$1,175,000 - 13809 Buena Vista Road, Edmonton**

MLS® #E4462424

**\$1,175,000**

5 Bedroom, 4.50 Bathroom, 2,305 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

New HOME in Laurier Heights! This beautifully built 2 storey home offers over 3400 sq ft of thoughtfully designed living space. The main floor features a grand open-concept living & dining area that flows seamlessly into the kitchen overlooking the backyard. The kitchen includes a waterfall island, custom cabinetry, integrated fridge, double ovens, & walk-in pantry. The back entry provides convenience and easy outdoor access. Upstairs, you'll find a loft, laundry rm, serene primary bedroom with walk-in closet and relaxing ensuite, plus 2 spacious bedrooms—each with its own ensuite. Additional Upgrades: premium Belgian waterproof hardwood, artist-finished patina walls, & full spray foam insulation ensure beauty, efficiency, & quiet throughout. The 2-bedroom legal basement suite includes a private entrance, full kitchen, laundry, —ideal for rental income, extended family, or home business. Situated in Laurier Heights, just steps from the River Valley, the Zoo, parks, trails & schools.

Built in 2023

## **Essential Information**

|          |             |
|----------|-------------|
| MLS® #   | E4462424    |
| Price    | \$1,175,000 |
| Bedrooms | 5           |



|                |                        |
|----------------|------------------------|
| Bathrooms      | 4.50                   |
| Full Baths     | 4                      |
| Half Baths     | 1                      |
| Square Footage | 2,305                  |
| Acres          | 0.00                   |
| Year Built     | 2023                   |
| Type           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 2 Storey               |
| Status         | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13809 Buena Vista Road |
| Area        | Edmonton               |
| Subdivision | Laurier Heights        |
| City        | Edmonton               |
| County      | ALBERTA                |
| Province    | AB                     |
| Postal Code | T5R 5R9                |

### Amenities

|           |                                                                                                                                         |
|-----------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Amenities | Ceiling 9 ft., Closet Organizers, Detectors Smoke, Insulation-Upgraded, No Animal Home, No Smoking Home, Vinyl Windows, Infill Property |
| Parking   | Double Garage Detached                                                                                                                  |

### Interior

|                   |                                                                                                                                                                                  |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                                                                                 |
| Appliances        | Garage Control, Garage Opener, Hood Fan, Microwave Hood Fan, Oven-Built-In, Stove-Countertop Electric, Stove-Electric, Dryer-Two, Refrigerators-Two, Washers-Two, Dishwasher-Two |
| Heating           | Forced Air-2, Natural Gas                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                              |
| Fireplaces        | See Remarks                                                                                                                                                                      |
| Stories           | 3                                                                                                                                                                                |
| Has Suite         | Yes                                                                                                                                                                              |
| Has Basement      | Yes                                                                                                                                                                              |
| Basement          | Full, Finished                                                                                                                                                                   |

### Exterior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Exterior          | Wood, Stone, Stucco                                                                       |
| Exterior Features | Back Lane, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby |
| Roof              | Asphalt Shingles                                                                          |
| Construction      | Wood, Stone, Stucco                                                                       |
| Foundation        | Concrete Perimeter                                                                        |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 16th, 2025 |
| Days on Market | 7                  |
| Zoning         | Zone 10            |

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Listing information last updated on October 23rd, 2025 at 9:17pm MDT