

# **\$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 sought-after Laurier Heights brims w/ iconic style, solid bones & a dbl attached garage on a huge 779 m<sup>2</sup> lot with 93 foot frontage. 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 adds 2 more bdrms, full bath, spacious rec room & a cozy brick fireplace for retro lounge nights. Outdoors you’ll find a private south-facing courtyard patio plus a west-facing backyard framed by mature trees—perfect for alfresco evenings & golden-hour sunsets. Walk/bike to Laurier Heights School, community spray park/tennis courts, the off-leash Buena Vista dog park, Edmonton Valley Zoo, Sir Wilfrid Laurier Park picnic spots & boat launch, and miles of river-valley trails. Quick Whitemud access keeps downtown, U of A & West Ed Mall 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                                     |
| 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                3  
Zoning                              Zone 10

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Listing information last updated on May 11th, 2025 at 3:02am MDT