

# **\$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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