

\$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 m² 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 2
Zoning Zone 10

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