

\$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 w/ 93-ft frontage—subdividable into two lots or potential for a fourplex w/ legal basement suites! 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 w/ separate entrance adds 2 more bdrms, full bath, spacious rec room & cozy brick fireplace. Outdoors find a private south-facing courtyard patio plus west-facing backyard framed by mature trees—perfect for alfresco evenings & golden-hour sunsets. Just a short 3-block walk to Laurier Heights School, plus easy access to spray park/tennis courts, Buena Vista dog park, Valley Zoo, Sir Wilfrid Laurier Park & miles of river-valley trails. Quick Whitemud access keeps downtown, U of A & WEM 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 |
| Fireplace | Yes |
| Fireplaces | Brick Facing |
| 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 | 12 |
| Zoning | Zone 10 |

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Listing information last updated on May 20th, 2025 at 6:47am MDT