# \$1,145,000 - 7904 Buena Vista Road, Edmonton

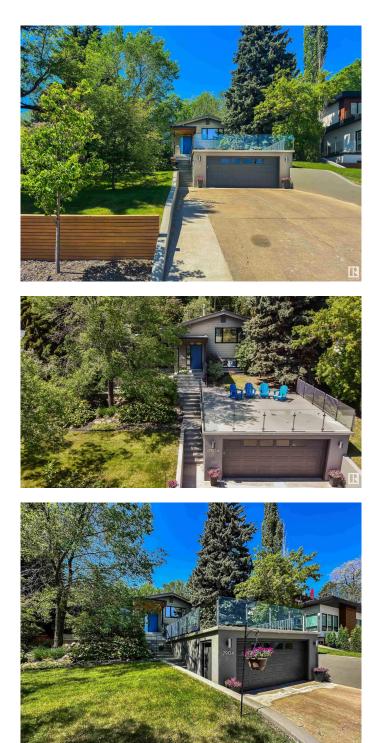
MLS® #E4440013

#### \$1,145,000

3 Bedroom, 2.00 Bathroom, 1,133 sqft Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

ARCHITECTURAL ELEGANCE MEETS NATURAL BEAUTY IN THIS MODERNIST RETREAT Perched on a 10,400+ sqft lot in exclusive Valleyview Laurier Heights, this updated midcentury home offers gorgeous views, professional landscaping and quick access to River Valley trails. Sun-filled living and dining space with vaulted ceilings, wood fireplace and oversized windows. The full kitchen renovation features quartz counters, marble backsplash, gas stove, counter-depth fridge, and stainless appliances, plus a door to the patio and yard, perfect for entertaing. The upper level features a custom primary suite, a 3pc ensuite, and second bedroom. Bright bedroom, 4pc bath & upgraded mudroom/laundry on the third level. Relax in the fourth level with large family room, gym, & storage. Major upgrades: triple-pane windows, Hardie plank siding, insulation (2010), metal roof and new concrete (2011), hot tub, plus a 2024 heat pump system for efficient heating & A/C. Oversize double garage plus rear-lane single garage with new shingles.



Built in 1961

#### **Essential Information**

| MLS® # | E4440013    |
|--------|-------------|
| Price  | \$1,145,000 |

| Bedrooms       | 3                      |
|----------------|------------------------|
| Bathrooms      | 2.00                   |
| Full Baths     | 2                      |
| Square Footage | 1,133                  |
| Acres          | 0.00                   |
| Year Built     | 1961                   |
| Туре           | Single Family          |
| Sub-Type       | Detached Single Family |
| Style          | 4 Level Split          |
| Status         | Active                 |

## **Community Information**

| Address     | 7904 Buena Vista Road |
|-------------|-----------------------|
| Area        | Edmonton              |
| Subdivision | Laurier Heights       |
| City        | Edmonton              |
| County      | ALBERTA               |
| Province    | AB                    |
| Postal Code | T5R 5R4               |

## Amenities

| Amenities      | Air Conditioner, Gazebo, Hot Tub, Patio, Walkout Basement                             |
|----------------|---|
| Parking Spaces | 6   |
| Parking        | Double Garage Detached, Parking Pad Cement/Paved, Single Garage Detached, See Remarks |

## Interior

| Interior Features | ensuite bathroom  |
|-------------------|---|
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Garage Opener, Hood Fan,<br>Oven-Microwave, Refrigerator, Storage Shed, Stove-Gas, Vacuum<br>System Attachments, Vacuum Systems, Washer, Window Coverings,<br>Wine/Beverage Cooler, TV Wall Mount |
| Heating           | Forced Air-1, Heat Pump, Natural Gas  |
| Fireplace         | Yes   |
| Fireplaces        | Mantel  |
| Stories           | 4   |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### Exterior

| Exterior          | Wood, Hardie Board Siding   |
|-------------------|---|
| Exterior Features | Back Lane, Fenced, Fruit Trees/Shrubs, Golf Nearby, Landscaped, Low Maintenance Landscape, Playground Nearby, Public Transportation, Rolling Land, Schools, Shopping Nearby |
| Roof              | Metal   |
| Construction      | Wood, Hardie Board Siding   |
| Foundation        | Concrete Perimeter  |

#### **Additional Information**

| Date Listed    | June 2nd, 2025 |
|----------------|----------------|
| Days on Market | 13             |
| Zoning         | Zone 10        |

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Listing information last updated on June 15th, 2025 at 10:02am MDT