

\$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	14
Zoning	Zone 10

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