

# **\$1,095,000 - 13312 Buena Vista Road, Edmonton**

MLS® #E4446238

**\$1,095,000**

4 Bedroom, 3.50 Bathroom, 3,745 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

The perfect blend of luxury and tranquility! This fabulous 3,745 sq ft home located in the heart of Laurier Heights one of Edmonton's premier neighborhoods. With 4 spacious bedrooms and 4 baths, this gem is set in a family friendly area, close to schools and recreational facilities. Just a stone's throw from your doorstep enjoy scenic walks, bike rides, or trips to the Valley Zoo and Edmonton's renowned river valley park system. The property boasts nearly 10,000 square feet of beautifully landscaped green space, a secure backyard with a brand new fence, and mature foliage. Inside, unwind in the Primary Bedroom, featuring a cozy sitting room with a fireplace, walk-in closet, and ensuite with a jetted tub. The generous living and dining areas are perfect for entertaining, while the basement offers a spacious recreation area and additional bedroom and storage. End or start your day with a refreshing swim in your very own oversized pool with poolside bath. Nature awaits just outside your doorstep, A Must See!

Built in 1969

## **Essential Information**

MLS® # E4446238

Price \$1,095,000



Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	3,745
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	4 Level Split
Status	Active

### Community Information

Address	13312 Buena Vista Road
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5R2

### Amenities

Amenities	On Street Parking, Ceiling 10 ft., Detectors Smoke, Exercise Room, No Smoking Home, Patio, Pool-Indoor, Skylight, Vaulted Ceiling, See Remarks
Parking Spaces	5
Parking	Double Garage Attached, Front Drive Access, Insulated, Over Sized
Has Pool	Yes

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Opener, Stove-Electric, Vacuum Systems
Heating	Forced Air-2, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Mantel
Stories	3
Has Basement	Yes
Basement	Partial, Finished

### Exterior

Exterior	Wood, Stucco
Exterior Features	Back Lane, Environmental Reserve, Fenced, Flat Site, Fruit Trees/Shrubs, Landscaped, Park/Reserve, Playground Nearby, Private Setting, River Valley View, River View, Schools, Shopping Nearby, Subdividable Lot, View City
Roof	Asphalt Shingles
Construction	Wood, Stucco
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	July 5th, 2025
Days on Market	4
Zoning	Zone 10

DATA IS DEEMED RELIABLE BUT IS NOT GUARANTEED ACCURATE BY THE REALTORS® ASSOCIATION OF EDMONTON. COPYRIGHT 2025 BY THE REALTORS® ASSOCIATION OF EDMONTON. ALL RIGHTS RESERVED. Trademarks are owned or controlled by the Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®, REALTORS®) and/or the quality of services they provide (MLS®, Multiple Listing Service®)

Listing information last updated on July 9th, 2025 at 12:48pm MDT