

# **\$1,075,000 - 13512 Buena Vista Road, Edmonton**

MLS® #E4442412

**\$1,075,000**

5 Bedroom, 3.00 Bathroom, 2,013 sqft

Single Family on 0.00 Acres

Laurier Heights, Edmonton, AB

Welcome to this spacious, light-filled home in the heart of Laurier Heights—one of Edmonton’s most cherished communities, known for its quiet, tree-lined streets, top-rated schools, and close proximity to the river valley, Laurier Park, and downtown. Inside, you’ll find hardwood floors throughout the main level, a large pristine white kitchen with a sunny breakfast nook, a bright and open living room, formal dining area, 3 main floor bedrooms, and 2 full bathrooms. The walk-out basement adds incredible flexibility with a sprawling rec room, 2 more bedrooms, a third full bathroom, and direct access to a beautifully treed backyard. Enjoy summer nights on the large raised deck, perfect for relaxing or entertaining. Whether you’re looking to settle in as-is or bring your vision to life, this home offers the perfect canvas to personalize and make your own. A rare opportunity in a prime location with room to grow, dream, and thrive.

Built in 1969

## **Essential Information**

MLS® #	E4442412
Price	\$1,075,000
Bedrooms	5
Bathrooms	3.00



Full Baths	3
Square Footage	2,013
Acres	0.00
Year Built	1969
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	13512 Buena Vista Road
Area	Edmonton
Subdivision	Laurier Heights
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5R 5R2

### Amenities

Amenities	Deck, Patio, Walkout Basement
Parking Spaces	4
Parking	Double Garage Attached

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Freezer, Garage Control, Garage Opener, Oven-Microwave, Refrigerator, Stove-Electric, Washer, Window Coverings, Garage Heater
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing
Stories	2
Has Basement	Yes
Basement	Full, Finished

### Exterior

Exterior	Wood, Brick, Vinyl
Exterior Features	Back Lane, Fenced, Landscaped, Park/Reserve, Playground Nearby, Private Setting, Public Transportation, Schools, Shopping Nearby

Roof	See Remarks
Construction	Wood, Brick, Vinyl
Foundation	Concrete Perimeter

### **School Information**

Elementary	Laurier Hts/St Paul
Middle	Laurier Hts/St. Rose
High	Ross Sheppard

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	3
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 June 16th, 2025 at 7:02pm MDT