

# \$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

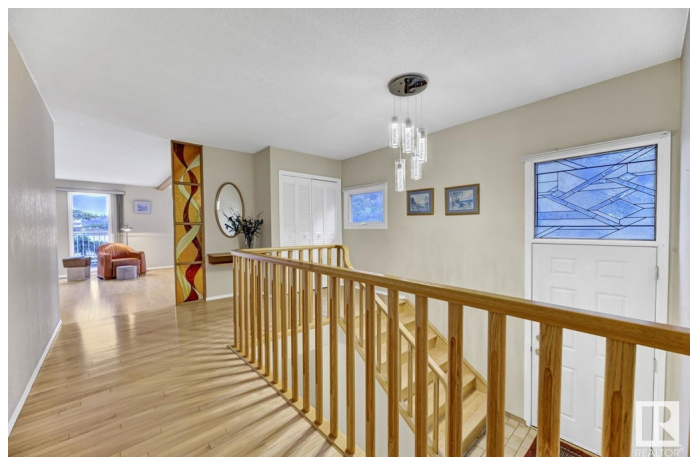
Laurier Heights, Edmonton, AB

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 | 18              |
| Zoning         | Zone 10         |

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Listing information last updated on July 1st, 2025 at 12:47pm MDT